

BRADFORD ON AVON TOWN COUNCIL
 PLANNING APPLICATIONS CONSIDERED AT THE DELEGATED ENVIRONMENT & PLANNING
 COMMITTEE MEETING ON WEDNESDAY 5th AUGUST 2020

Town Council reference	1
Ward	Bradford on Avon South
Planning Application Number	20/05906/TCA
Type of application	TCA
Date to comment	06.08.20
Town Council meeting date	05.08.20
Case Officer	Beverely Griffin
Applicant	Preservation Trust
Address	The Granary Pound Lane BA15 1LF
Description of work	Remove 2 trees and roots - species unknown
Town Council recommendation	PERMIT - No objection but welcome replacement with more suitable trees nearby.

Town Council reference	2
Ward	Bradford on Avon South
Planning Application Number	20/05960/TPO
Type of application	TPO
Date to comment	07.08.20
Town Council meeting date	05.08.20
Case Officer	David Wyatt
Applicant	Mrs L Dawe
Address	30 Palariet Close BA15 1US
Description of work	Lime tree reduce by 5 metres
Town Council recommendation	No comment - As no data was available on the WC planning portal.

Town Council reference	3
Ward	Bradford on Avon North
Planning Application Number	20/05310/FUL
Type of application	FUL
Date to comment	14.08.20
Town Council meeting date	05.08.20
Case Officer	Yancy Sun
Applicant	Mr & Mrs Barsby
Address	6 Winsley Rd BA15 1QR
Description of work	Demolition of existing rear extension, replacement single store extension, internal works including stair relocation and works to the street facade including replacement windows.
Town Council recommendation	PERMIT - No objections

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Town Council reference	4
Ward	Bradford on Avon North
Planning Application Number	20/05527/FUL
Type of application	FUL
Date to comment	14.08.20
Town Council meeting date	05.08.20
Case Officer	Yancy Sun
Applicant	Mr & Mrs Bougeard
Address	2 Orchard Gardens
Description of work	Single storey rear/side extension, side wall removed.
Town Council recommendation	PERMIT - No objections

Town Council reference	5
Ward	Bradford on Avon South
Planning Application Number	20/0545/FUL
Type of application	FUL
Date to comment	14.08.20
Town Council meeting date	05.08.20
Case Officer	Katie Tregay
Applicant	Dr & Mrs J Aldiss
Address	23 Market St BA15 1LL
Description of work	Proposed enlargement and alteration of existing single storey extension
Town Council recommendation	PERMIT - No objections on condition the boundary wall/curtilage issue is resolved (as per letter WANHS) and the addition of the green roof is commendable.

Town Council reference	6
Ward	Bradford on Avon South
Planning Application Number	20/05813/LBC
Type of application	LBC
Date to comment	14.08.20
Town Council meeting date	05.08.20
Case Officer	Katie Tregay
Applicant	Dr & Mrs J Aldiss
Address	23 Market St BA15 1LL
Description of work	Proposed enlargement and alteration of existing single storey extension
Town Council recommendation	PERMIT - No objections on condition the boundary wall/curtilage issue is resolved (as per letter WANHS) and the addition of the green roof is commendable.

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Town Council reference	7
Ward	Bradford on Avon North
Planning Application Number	20/05252/FUL
Type of application	FUL
Date to comment	18.08.20
Town Council meeting date	05.08.20
Case Officer	Yancy Sun
Applicant	Mr S Steel
Address	39 Churches BA15 1RD
Description of work	Erection of 2 storey side extension and a single storey front extension. Re-render whole property and replace windows with aluminium windows
Town Council recommendation	PERMIT - No objections

Town Council reference	8
Ward	Bradford on Avon North
Planning Application Number	20/06112/TCA
Type of application	TCA
Date to comment	13.08.20
Town Council meeting date	05.08.20
Case Officer	Sue Morgan
Applicant	Mr T Wallis
Address	9 Barton Orchard
Description of work	T1 - Robinia - reduce spread of the crown by 2 metres on all sides. Crown thin by 10%
Town Council recommendation	PERMIT - No objections

Town Council reference	9
Ward	Bradford on Avon South
Planning Application Number	20/03090/FUL
Type of application	FUL
Date to comment	12.08.20
Town Council meeting date	05.08.20
Case Officer	Carla Rose
Applicant	Mr Doel
Address	Flat 1 97 Trow Rd BA15 1EG
Description of work	Proposed new vehicle access and surfacing and proposed removal and replacement of tree
Town Council recommendation	REFUSE - BOATC recommended refusal in May 2020. This revision is more damaging than the original scheme in that more of the stone boundary wall is to be removed to increase visibility - <u>see full comment attached</u>

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Town Council reference	10
Ward	Bradford on Avon North
Planning Application Number	20/06121/TPO
Type of application	TPO
Date to comment	13.08.20
Town Council meeting date	05.08.20
Case Officer	David Wyatt
Applicant	Mr Thomas Wallis
Address	Cedar Lodge, 12 Manor Gardens BA15 1FR
Description of work	T1 - Atlas Cedar - crown lift to 1.5 metres T2 - Tulip Tree - crown thin by 10% T3 - London Plane - crown thin by 10%
Town Council recommendation	PERMIT - No objections

Town Council reference	11
Ward	Bradford on Avon North
Planning Application Number	20/06228/TCA
Type of application	TCA
Date to comment	15.08.20
Town Council meeting date	05.08.20
Case Officer	Sue Morgan
Applicant	Gillian Ellis- King
Address	13 Newtown BA15 1NE
Description of work	1 x crab Apple - Fell and replacee with Acer
Town Council recommendation	PERMIT - No objections but no documents found on WC planning portal

Town Council reference	9
Ward	Bradford on Avon South
Planning Application Number	20/03090/FUL
Type of application	FUL
Date to comment	12.08.20
Town Council meeting date	05.08.20
Case Officer	Carla Rose
Applicant	Mr Doel
Address	Flat 1 97 Trowbridge Road
Description of work	Proposed new vehicle access and surfacing and proposed removal and replacement of tree

Comment - This revision is more damaging than the original scheme in that more of the stone boundary wall is to be removed to increase visibility. All previous objections apply, especially issues of highway safety. There are reasons to question the Conservation Officers comments on the website particularly as they pre-date the revision and do not appear to fully assess the adverse impact on the character of the Conservation Area. The buildings and streetscape here are particularly good and it is important to maintain safety on a busy section of the road.

Recommendation - Refuse

The Council notes that this revision is more damaging than the original proposal in that additional stonework of the boundary wall is to be removed to increase visibility. All previous objections apply, especially issues of highway safety, the impact on the setting of this architectural significant group of houses, and the detrimental effect on the character of the conservation area.

Notwithstanding the advice from the Conservation Officer that consent is not required to take down part of the garden wall the Town Council considers that there are strong conservation area objections to the proposal to use of virtually all the front garden for car parking.

Guidance from Historic England on protecting conservation area character is relevant and needs to be taken into account:

"If you live in a town or city, even a small outside space may have historic features – boundary walls, gates and railings, paths, trees and hedges. There may be even older features that pre-date your house. The pattern of hedges and walls along the street can create a distinctive and often admired leafy linear feature.

Your garden is an important element of this landscape. The care and upkeep of period features, and even reinstatement, will strengthen the character of your home and even the choice of plants and planting style can help evoke the period. If you live in a conservation area, your local authority may have carried out a Conservation Area Appraisal, which could provide further information."

The Bradford on Avon Conservation Area Appraisal identifies this terrace of houses as buildings of local interest and additionally identifies the front and side walls as significant boundary treatment. The Appraisal highlights the importance of front walls and gardens to the setting of the houses in Trowbridge Road and argues that boundary walls should be retained and car parking resisted in these locations. The boundary wall is clearly part of the original composition as can be seen in the detail. The removal of almost all the garden vegetation means that cars will be visible and will have an adverse effect on the setting of the terrace. In the original proposal the corner and part return of the boundary wall was retained whereas in this scheme it is to be reduced in height which will make the intrusion more obvious.

Of more concern are the vehicle movements where it is not possible to turn within the site. Reverse movements across the public pathway are unavoidable and create an unacceptable danger to pedestrians, including schoolchildren, from the wider residential area. The tracking of vehicles shown on the submitted drawings does not appear to take into account the constant presence of parked cars along the Trowbridge Road which makes the line shown unachievable.

Note: the Conservation Officers comments on the website pre-date the submission of the revised scheme and need to be updated with particular reference to the Historic England guidance and the Bradford on Avon Conservation Area Appraisal as set out above.