

Environment & Planning Committee

Environment & Planning Committee

02/09/2020 19:00 - 20:00 ((UTC+00:00) Dublin, Edinburgh, Lisbon, London)

AGENDA

Topic

1 QUESTION TIME OPEN TO PUBLIC AND PRESS (Not to exceed 30 minutes). The public are welcome to ask questions on matters that are on the agenda and other matters at the Chairman's discretion.

A record of any public participation session shall not be included in the Minutes, but included as an appendix note to the Minutes of the meeting.

2 Apologies

To accept any apologies

3 Minutes

To note the Virtual Environment & Planning Minutes of meeting for 8th July, and 22nd July and for the delegated E & P minutes of meeting for 5th & 19th August 2020.

 2020.07.08_ E&Pmins.pdf	3
 2020.07.22_E&P mins.pdf	13
 2020.08.05_ E&P mins.pdf	27
 2020.08.19_ E&P mins.pdf	32

4 Declarations of Interests

5 Planning Applications


5.1 To consider any planning applications on attached sheet

- 10 Northleigh BA15 2RG
- 11 Tory BA15 1NN
- 18 Woolley Terrace BA15 1AY
- 2 Budbury Tynning
- 30 Fizmaurice Close BA15 1UE
- 32 Trowbridge Rd BA15 1EP
- Land North of Holt Rd BA15 1GB

5.1.1 To consider any delegated decisions to be made

6 Chairman's report and Environmental update

7 Update on Neighbourhood Review

 BOA NP UPDATE 160720AKv1.pdf	36
 Local and Neighbourhood Planning 120820.pdf	41
 NP FINAL Letter to Wilts MPs 120820.docx	43
 Planning White Paper NP.pdf	47

8 St Laurence School

To discuss naming the science laboratory.

9 Local Council Award Scheme

To consider the attached draft statements:-

- 1. Biodiversity.*
- 2. Leadership in Planning for the Future of the Community*

 Biodiversity statement.pdf	48
 Leadership in Planning Statement.pdf	49

10 Correspondence for Action

11 Correspondence to note

12 Zoom details

Join Zoom Meeting

<https://us02web.zoom.us/j/82495183828?pwd=TWFKT3dHUTMwS096eHNVOTRGQ1dkdz09>

Attendees

CLlr Alex Kay Unconfirmed

CLlr David Garwood Unconfirmed

CLlr Dom Newton Unconfirmed

CLlr Emma Franklin Unconfirmed

CLlr Jennifer Parker Unconfirmed

CLlr Tom Lomax Unconfirmed

Ian Brown Unconfirmed



Virtual Minutes of the Bradford on Avon Town Council Environment & Planning Committee
Held online
On Wednesday 8th July 2020 at 7.00 p.m.

Present:

Cllr A Kay (Chairman)
Cllr D Taylor (substitute for Cllr Lomax)
Cllr D Newton
Cllr E Franklin
Chris Hogg – (Green Spaces Officer)
Lydia Booth (Communications Officer)
Val Baker (Admin Clerk)

Members of the Public: Jes Wire, Rowena Quantrill, Andrew Nicholson and John Pearce

Apologies: Cllr J Parker

10. Minutes

It was proposed by Cllr Newton seconded by Cllr Franklin and with all in favour **RESOLVED:** to approve the Virtual E & P minutes for the 17th June 2020.

11. Declarations of interests – Cllr Newton declared a non-pecuniary interest with regards to planning applications 5 & 6.

12. Planning applications

- (i) It was proposed by Cllr Newton seconded by Cllr Kay and with all in favour it was **RESOLVED:** to send the planning recommendations to Wiltshire Council.
- (ii) There were no delegated decisions to be made.

13. Correspondence relating to planning applications to be considered at this meeting – there was none.

14. Chairman's Report & Environment update (Chairman's report attached to these minutes).

Cllr Kay reported that a letter had been sent to DEFRA, MP Michelle Donelan and Wiltshire Council with regards to the proposal to downgrade the gasification incinerator to an incinerator at Northacre Westbury (Planning application 18/-3816/WCM) – a reply from WC was noted informing BOATC that WC had not yet received any such an application to date and that a new planning application would first need to be submitted with an accompanying Environment Statement that would also be required in order to pursue.

Cllr Kay reported that a resolution had been passed at Full Council to support the Avoncliff weir repair project which will provide officer support and logistics up to £3k. At Full Council (26th June) Councillors agreed an 'in principle' for a decision to fund changes in the town's traffic flows to assist with social distancing measures in support of health and wells being, in response to COVID-19. Further details are available on the website <https://bradfordonavontowncouncil.gov.uk/plans-afoot-for-temporary-traffic-flow-changes/>

Cllr Newton reported that in light of the air quality 'knock on' he reported that Climate Friendly 'Join in' group had advertised a mass cycle ride to Trowbridge on 21st July, to highlight the need for investment for the provision for safer cycling as part of the Climate Emergency. Further information is available, from their website. Rowena reported that the Climate Alliance has a website now and further information about the cycle ride can be found on this site and other topics

It was noted that BOATC are also looking at ways to join up other cycle routes within the town and surrounding villages.

The Chairman discussed a plan to urgently review the Neighbourhood Plan, suggesting a zoom meeting to be arranged. She said that new members were required to establish working groups in order to engage and proceed as soon as possible. A discussion took place. Cllr Newton reported that an offer of 3 days free consultancy had been received from CSE (Centre for Sustainable Energy) for the review

of the plan, with them already having undertaken a review of the plan, with the intention of them being further involved in the Neighbourhood plan process.

He further reported that a Young Peoples Art Competition is being prepared jointly between Andrew Nicholson and BOATC Communications Officer, this will run throughout the summer up until the 23rd August. The competition which is two-fold 1.it will draw attention to climate issues through climate art and 2. as a direct response to COVID- 19 that will provide positive activities for young people to engage during a time when young people have had their normal activities stripped away, in all a very positive project.

15. Ecological Base Survey (tender as circulated with the Agenda)

Chris gave a brief overview of the tendering process which involved a complex scoring system. Nine bids had initially been received with seven bids being shortlisted. The bids were presented to officers and the scores were added up with the highest scoring contractor being chosen. A recommendation was presented to the committee.

It was proposed by Cllr Kay seconded by Cllr Newton and will all in favour **RESOLVED:** to accept Contractor 2 to deliver the work, subject to terms. The contractor was Ecosulis, based in Bath www.ecosulis.co.uk

Chris further reported that BOATC had received an agreement from WC records office for a data sharing agreement which will enable officers to collate data for habitat, species etc.

16. Declaration Ecological Emergency

This report was circulated to members prior to the meeting. It was noted that in March 2019 a Climate Emergency Declaration was adopted by BOATC and a proposal to amend this declaration to include and an Ecological Emergency Declaration addendum to this document was presented to this committee.

It was proposed by Cllr Newton seconded by Cllr Kay and with all in favour **RESOLVED:** that the Town Council's Climate Emergency declaration will be amended to include recognition of an Ecological Emergency, nothing that the two issues are intrinsically linked and must be dealt with together for actions to be effective. To support this joint Declaration, it was further proposed by Cllr Newton seconded by Cllr Kay and with all in favour **RESOLVED:** that:

- *A review will be undertaken of all Town Council projects and procurement, with support from CSE Campaign for Sustainable Energy (tbc), to ensure that all consumables are sustainably sourced, that the carbon and ecological footprint of the Town Council is firmly established*
- *To mandate that Town Council procurement and other management practices are consistent with the joint Declarations, and that instructions to supplier and contractors are drafted and issued to that effect by the end of July 2020*
- *The Town Council will host a Climate Action Day, underwriting the cost of £2,565 to be re-charged to delegates in whole or in part, with attendance open to all Parish and Town Councils in the surrounding area.*

It was noted that Cllr McNeill-Ritchie was in full support of this declaration as were Rowena Quantrill (Climate Friendly), Jes Wire and John Pearce.

17. Correspondence to note

(i) Malmesbury Town Council Planning application for 71 houses.

A letter had been circulated with the Agenda in response from Malmesbury Town Council. It was further noted that a draft letter from Malmesbury Town Council had been received requesting support to sign a joint letter to Wiltshire MP's requesting their support to address the changes to the National Planning Policy Framework (NPPF) in 2019 para 14 – *Neighbourhood plans are only considered in the circumstances of a failure in a 5yr land supply if the Neighbourhood Plan is more than two years old.*

(ii) A response from WC was noted with regards to the planning application for the Northacre incinerator at Westbury as noted in agenda item 14.

The meeting closed at 8.10 p.m

Appendix 1 – comments from the public

Jes Wire read out the following comment as emailed by Rachel Berger (Chair of Climate Friendly Bradford on Avon) prior to the meeting

I cannot be on the Zoom E&P tonight as I have another meeting. So I am writing in case it is possible to acknowledge my written support as chair of Climate Friendly BoA. The Climate Emergency cannot be tackled by reducing emissions alone; it is our economic system of seeing nature as a resource, rather than an essential part of the web of life of which humanity is just one species that has to change if humanity is to survive. Seeing our interdependence with other species and valuing all species as having a right to exist is vital. I applaud the Town Council for taking this step of declaring an Ecological Emergency, and even more so for the various major initiatives it is has taken recently - the appointment of a Green Spaces Officer who has deep ecological knowledge, the support for the purchase of Becky Addy Wood, and the initiative to support work to repair the weir at Avoncliff, which will ensure the survival of the River Avon habitat through the town.

BRADFORD ON AVON TOWN COUNCIL
 PLANNING APPLICATIONS CONSIDERED AT THE DELEGATED ENVIRONMENT & PLANNING
 COMMITTEE MEETING ON WEDNESDAY 8th JULY 2020

Town Council reference	1
Ward	Bradford on Avon North
Planning Application Number	20/04146/LBC
Type of application	LBC
Date to comment	17.07.20
Town Council meeting date	08.07.20
Case Officer	Russell Brown
Applicant	Mr Kevin Green
Address	10 Kingston Rd
Description of work	Retrospective application for replacement name sign on Kingston Road Elevation and amended door threshold from slate/tile to Bath stone Ashlar.
Town Council recommendation	PERMIT - No objections The sign is an improvement. Bath Stone is not a good choice for a threshold as it is too soft.

Town Council reference	2
Ward	Bradford on Avon North
Planning Application Number	20/04121/LBC
Type of application	LBC
Date to comment	10.07.20
Town Council meeting date	08.07.20
Case Officer	Russell Brown
Applicant	Mr & Mrs Wilson
Address	The Old Vicarage 3 Masons Lane
Description of work	Repair to an existing roof including, replacement of purlin, lead guttering, decking board & new slates, as well as improving insulation & ventilation
Town Council recommendation	PERMIT - No objections - comprehensive repair & with historic fabric protected.

Town Council reference	3
Ward	Bradford on Avon North
Planning Application Number	20/04945/TCA
Type of application	TCA
Date to comment	09.07.20
Town Council meeting date	08.07.20
Case Officer	Bev Griffin
Applicant	Mr Craig Thomas
Address	23 Huntingdon Rise
Description of work	TG1 - Plum fell and remove stump T1 - Vine - fell and remove
Town Council recommendation	PERMIT - No objections

BRADFORD ON AVON TOWN COUNCIL
 PLANNING APPLICATIONS CONSIDERED AT THE DELEGATED ENVIRONMENT & PLANNING
 COMMITTEE MEETING ON WEDNESDAY 8th JULY 2020

Town Council reference	4
Ward	Bradford on Avon North
Planning Application Number	20/05001/TCA
Type of application	TCA
Date to comment	10.07.20
Town Council meeting date	08.07.20
Case Officer	Bev Griffin
Applicant	Mrs S Mairs
Address	Horton House 15 Church Street
Description of work	Tulip Tree - remove Copper Beech -crown reduction up to 30%
Town Council recommendation	PERMIT - No objections

Town Council reference	5
Ward	Bradford on Avon North
Planning Application Number	20/04082/FUL
Type of application	FUL
Date to comment	24.07.20
Town Council meeting date	08.07.20
Case Officer	Russell Brown
Applicant	Mr Klas Hyllen
Address	The Vintners, Silver St
Description of work	Introduction of replacement bollard to corner with No24 Silver Street and revised specification detail and location for 4No rooflights from approved planning application (16/08409/FUL) and listed building consent (16/08903/LBC).
Town Council recommendation	PERMIT - No objections - the bollards are essential to protect the building & as proposed will be an improvement on the existing.

Town Council reference	6
Ward	Bradford on Avon North
Planning Application Number	20/04687/LBC
Type of application	LBC
Date to comment	24.07.20
Town Council meeting date	08.07.20
Case Officer	Russell Brown
Applicant	Mr Klas Hyllen
Address	The Vintners, Silver St
Description of work	Introduction of replacement bollard to corner with No24 Silver Street and revised specification detail and location for 4No rooflights from approved planning application (16/08409/FUL) and listed building consent (16/08903/LBC).
Town Council recommendation	PERMIT - No objections

BRADFORD ON AVON TOWN COUNCIL
 PLANNING APPLICATIONS CONSIDERED AT THE DELEGATED ENVIRONMENT & PLANNING
 COMMITTEE MEETING ON WEDNESDAY 8th JULY 2020

Town Council reference	7
Ward	Bradford on Avon South
Planning Application Number	20/04681/FUL
Type of application	FUL
Date to comment	17.07.20
Town Council meeting date	08.07.20
Case Officer	Yancy Sun
Applicant	Mr & Mrs D Ashton
Address	10 Hobhouse Close
Description of work	Single Storey extension
Town Council recommendation	PERMIT - No objections

Town Council reference	8
Ward	
Planning Application Number	20/02055/LBC
Type of application	LBC
Date to comment	02.07.20
Town Council meeting date	08.07.20
Case Officer	Steven Sims
Applicant	Mr Moore
Address	Manvers House, 3 Kingston Road
Description of work	Alterations and extensions to existing office building including erection of mansard storey on north wing; change of use of central building and southern wing from B1 offices to form 2 dwellings (C3).
Town Council recommendation	REFUSE - See attached comments

Town Council reference	9
Ward	Bradford on Avon North
Planning Application Number	20/01219/FUL
Type of application	FUL
Date to comment	02.07.20 approved exention date
Town Council meeting date	08.07.20
Case Officer	Steven Sims
Applicant	Mr Moore
Address	Manvers House, 3 Kingston Road
Description of work	Alterations and extensions to existing office building including erection of mansard storey on north wing; change of use of central building and southern wing from B1 offices to form 2 dwellings (C3).
Town Council recommendation	REFUSE - See attached comments

BRADFORD ON AVON TOWN COUNCIL
PLANNING APPLICATIONS CONSIDERED AT THE DELEGATED ENVIRONMENT & PLANNING
COMMITTEE MEETING ON WEDNESDAY 8th JULY 2020

Town Council reference	10
Ward	Bradford on Avon North
Planning Application Number	20/04950/TCA
Type of application	TCA
Date to comment	09.07.20
Town Council meeting date	08.07.20
Case Officer	Beverley Griffin
Applicant	Mr Craig Thomas
Address	24 Bearfield Buildings
Description of work	T2 - Maple - Fell & remove stump
Town Council recommendation	PERMIT - No objections

Planning Application

No's 8 & 9

20/02055/LBC & 20/01219/FUL

Manvers House, 3 Kinston Road

Alterations and extensions to existing office building including erection of mansard storey on north wing; change of use of central building and southern wing from B1 offices to form 2 dwellings (C3)

In assessing the effects of Covid-19 it is even more essential to ensure that workspace in the town is not further reduced as the town seeks to achieve genuine sustainability. The need to reduce car-based commuting has also been highlighted which brings an essential benefit in improving air quality.

Policy H1 of the Bradford on Avon Neighbourhood plan includes a requirement that development should not adversely affect the amenity of neighbouring properties. The Council is aware of the representations made by property owners in Kingston Road, Mill Lane and Silver Street and supports their objections. The scheme is deficient in that the problems of overlooking and overshadowing have not been properly addressed. The photographs included in the application pack pre-date the construction of the terrace of houses in Mill Lane and are misleading

There is insufficient information on the use of materials and details. In particular the metal sheeting to the proposed Mansard roof is not specified and therefore its acceptability in the conservation area and compatibility with the adjoining grade II* listed building cannot be assessed. Details are also required of the proposed replacement timber windows.

BOATC further request that the planning officer takes into consideration all the comments received from residents and elsewhere as recorded on the planning comments portal as there is an explicit proposal to use this space as a commercial space.



Alex Kay, E&P Chairman's report 08/07/20

Environment

1. **Westbury waste-energy plant letter: environmental downgrade**
<https://bradfordonavontowncouncil.gov.uk/councillors-united-against-local-incinerator-plans/>
Reply received by Mike Wilmott, WC
2. **Blue hearts: Cllr Newton made new 4 blue hearts for 'wild' areas in Barton Country Park play area**
<https://bradfordonavontowncouncil.gov.uk/blue-hearts-help-to-green-up-play-areas/>
3. **Asset Transfer update: progress?**
4. **Avoncliff Weir emergency repair project: Fund raising, project ownership/timing Resolution passed to support this project with officer time and logistics, and up to £3k at FTC July 7th.** This is a good outcome for the town as the collapse of the weir would have devastating affect on the townscape, recreation and entire ecosystem of the area. This gives a fighting chance of getting this repair done this summer.
5. Hanging baskets have been deployed, looking very lovely
6. Air quality measures and traffic: <https://bradfordonavontowncouncil.gov.uk/plans-afoot-for-temporary-traffic-flow-changes/>

Planning

1. **In light of planning changes (NPPF, Malmesbury & Lyneham cases) future of NP a major concern.**
2. Revised Malmesbury letter received and approved, along with over 20 other parishes, to send to all Wiltshire MPs to save our NPs.
3. **URGENT: Neighbourhood Plan 2036 update project to be started: resolved in recent FTC.**
4. Very interesting planning article:
https://theconversation.com/is-build-build-build-really-the-best-way-forward-for-englands-planning-system-141857?utm_medium=email&utm_campaign=Latest%20from%20The%20Conversation%20for%20July%207%202020%20-%201671216107&utm_content=Latest%20from%20The%20Conversation%20for%20July%207%202020%20-%201671216107+CID_51f59dd23e53cc39423255e5cebde5cf&utm_source=campaign_monitor_uk&utm_term=Is%20build%20build%20build%20really%20the%20best%20way%20forward%20for%20Englands%20planning%20system

Contact BOATC if you are interested in helping.

Local Plan Review: Identifying Strategic Priorities for Bradford on Avon
Sent to Wiltshire Council, Senior Planning Officer 16/3/20

Amendments and additions can be made. Suggestions welcome.

- Deliver employment growth and retention of all existing employment sites
- Provision of affordable, sustainable housing to help reduce high levels of need in the town
- Reduce traffic and congestion

- Improved air quality within the town centre, reducing the impact of traffic, particularly within the AQMA
- Continue to conserve, maintain and enhance the unique historic architecture of the town
- Improve the pedestrian and cyclist environment through and around the town
- Support the achievement of a carbon neutral Bradford on Avon by 2030 (as in Climate Emergency Motion, 2019)
- Achieve high quality design in new buildings and the public realm that respects and responds to its context and sustainability with respect to environment
- Develop enhanced overarching plan for Green-space management and tree-planting in order to maximise biodiversity and well-being, and to establish 'green corridors' throughout the town.



Minutes of a Virtual meeting held by Bradford on Avon Town Council
Environment & Planning Committee
On
Wednesday 22nd July 2020 at 7.00 p.m.

Present:

Cllr A Kay (Chairman)
Cllr J Parker
Cllr D Newton
Cllr E Franklin
Chris Hogg – (Green Spaces Officer)
Val Baker (Admin Clerk)

Members of the Public: John Potter – Member of the Bradford on Avon Railway Station Footbridge Canopy Appeal - BOARSFC and Jes Wire.

John Potter gave a brief background regarding the BOARSFC planning application 20/04823/LBC.

Apologies: Cllr T Lomax

Minutes

It was proposed by Cllr Newton seconded by Cllr Franklin and with all in favour **RESOLVED:** to approve the E & P minutes for the virtual E & P meeting held on 8th July 2020.

19. Declarations of interests – There were none.

20. Planning applications

- (i) It was proposed by Cllr Parker seconded by Cllr Newton and with all in favour it was **RESOLVED:** to send the planning recommendations to Wiltshire Council.
- (ii) There were no delegated decisions to be made.

It was noted that BOATC endorse the planning application 20/04662/FUL - for the installation of Solar Panels on the Anthony Best Dynamics Headquarters.

21. Correspondence relating to planning applications to be considered at this meeting – there was none.

22. Chairman's Report & Environment update (Chairman's report attached to these minutes).

She reported that Solar Panels on the Kingston Mills site (W/10/02393) had not been connected to a grid, resulting in residents not receiving a reduced electricity tariff on their bills. It was **agreed** that Cllr Kay would draft a letter to Bovis Homes to ask if they will 'connect-up' to the Kingston Farm grid.

She informed members of an update for the Reintroduction of the Local Electricity Bill which was successfully introduced on the 10th June. If passed in law this would give community-scale renewable energy a massive boost by empowering communities to sell direct to local people.

She reported that Trowbridge Town Council had voted for an Ecological Emergency addendum to their Climate Emergency Declaration, Warminster and Westbury Town Council had also declared a Climate Emergency Declaration..

She reported that she had attended a zoom meeting earlier today arranged by Malmesbury Town Council accompanied by 35 other participants from Town/Parish Councils in Wiltshire who had concerns about the newly introduced Neighbourhood Plan regulations. As a result, a steering committee was formed with Cllr Kay agreeing to become a member. The group will look at the short fall in 5-year land-supply and other issues that will affect Neighbourhood plans in Wiltshire that are older than 2 years. The minutes for the zoom meeting will be circulated at the next E & P meeting under correspondence to note. She reported that the Department of Transport had circulated a survey asking for ideas for Zero Carbon Neutral and asked that members look at this and participate.

Finally, she informed members about an interesting grant called 'Growth Hub' where South West Energy Hub had awarded Oaksey Parish Council a grant of £14,000 towards a ground heat source to provide renewable energy – it was hoped that other local communities would follow its lead. Cllr Newton had recently taken part in the Climate Friendly 'Join in' cycle ride yesterday to a highlight the need for investment for Cycle routes in Wiltshire, however it was unfortunate that this had failed to be passed by Wiltshire Council, which was disappointing. He said that in view of the comments it was apparent that a great deal of the power sits in the hands of Parish Councils to deliver through representation of CATg process. Plans are afoot to work alongside Wiltshire Council to progress with this matter.

23. Review of Neighbourhood Plan update

Cllr Kay reported that an informal Zoom meeting had been arranged on Wednesday 16th July, attended by Cllrs Kay, Newton, & McNeil -Ritchie, Chris Hogg – Green Spaces Officer, Colin Johns – BOATC Planning Consultant, Gillian Ellis-King - Planning expert and Gerald Milward Oliver – Commercial advisor, to discuss a way forward for the review of the Neighbourhood Plan. She informed members that they were considering how to improve and update the plan by 'Greening up' the existing plan rather than creating a completely new plan as this was not required. There were some actions arising from the meeting and further information will be provided at the next E & P meeting. The notes had been circulated to members previously. (attached)

24. Biodiversity Wiltshire Green Infrastructure

Chris reported that he had met earlier in the week with Ecosulis, who were the appointed consultants that will carry out the survey of the town. A kick-off meeting was arranged on Tuesday 21st July to discuss the contract and scope of works, starting with desk studies. Chris meanwhile was gathering data and records. They will then move onto site recommendations. At a later stage, if there is likely to be a change in ecology then drone aerial shots will be organised. A draft report was expected at the end of August, meanwhile he will keep the E & P committee updated with progress.

B-lines

These are imaginative and a beautiful solution to the problem of the loss of flowers and pollinators, they are a series of 'insect pathway's running through towns and the countryside. National Pollinator Strategy (NPS) for England 2014 had set out a 10year plan to help pollinating insects survive and thrive across England. B-Lines aims to restore at least 150,000 hectares of flower rich habitat across the UK. Chris reported that initially BANES was a 'pilot' for this scheme. In principle it was **agreed** that BOATC should engage in this ecological project and include data for this part of Wiltshire onto the Bug life website. More information can be found on this via the link www.buglife.org.uk/our-work/b-lines

25. Correspondence for action – There was none.

26. Correspondence to note

Correspondence concerning Planning application 20/01219/FUL & 20/2055/LBC Manvers House, 3 Kingston Road, Bradford on Avon was noted. (as attached)

The notes on the review of the Neighbourhood Plan was noted (as attached to these minutes)

The meeting closed at 8.00 p.m.

Appendix 1 – comments from the public

John Potter gave a brief background regarding planning application 20/04823/LBC – Bradford on Avon Railway Station Canopy.

He stated that the project had been started over 11 years ago by himself and Peter Leach (both previous Mayors of Bradford on Avon Town Council). He spoke strongly in favour of the alternate material to provide authentic looking, long-lived and low maintenance for the canopy structure. He also stated this was a good project for the town, supported by many and likely to be a tourist attraction. They and other members of the BOARSFC committee had met with GWR, Network Rail and engineers to discuss a way forward with this project and asked BOATC for their support in recommending planning approval for the replacement of this important structure.

BRADFORD ON AVON TOWN COUNCIL
PLANNING APPLICATIONS CONSIDERED AT THE DELEGATED ENVIRONMENT & PLANNING
COMMITTEE MEETING ON WEDNESDAY 22nd JULY 2020

Town Council reference	1
Ward	Bradford on Avon North
Planning Application Number	20/04403/LBC
Type of application	LBC
Date to comment	24.07.20
Town Council meeting date	22.07.20
Case Officer	Russell Brown
Applicant	Mr & Mrs Page
Address	7 Wine Street
Description of work	Replacement of existing glazed external door with hardwood (oak) door.
Town Council recommendation	PERMIT - No objections

Town Council reference	2
Ward	Bradford on Avon North
Planning Application Number	20/04506/FUL
Type of application	FUL
Date to comment	27.07.20
Town Council meeting date	22.07.20
Case Officer	Verity Giles-Franklin
Applicant	Moulton
Address	Kingston Farm
Description of work	Change the use of a redundant building to B1 Office space
Town Council recommendation	PERMIT - No objections

Town Council reference	3
Ward	Bradford on Avon North
Planning Application Number	20/05441/TCA
Type of application	TCA
Date to comment	23.07.20
Town Council meeting date	22.07.20
Case Officer	Beverley Griffin
Applicant	Mrs E Nash
Address	10 Sladesbrook
Description of work	Acer Negundo - reduction to a third to the crown
Town Council recommendation	PERMIT - No objections

BRADFORD ON AVON TOWN COUNCIL
 PLANNING APPLICATIONS CONSIDERED AT THE DELEGATED ENVIRONMENT & PLANNING
 COMMITTEE MEETING ON WEDNESDAY 22nd JULY 2020

Town Council reference	4
Ward	Bradford on Avon South
Planning Application Number	20/05126/TCA
Type of application	TCA
Date to comment	25.07.20
Town Council meeting date	22.07.20
Case Officer	Beverley Griffin
Applicant	Mrs B Ley
Address	28a Bridge Street
Description of work	T1 Sycamore - Remove. Age Class; Semi mature. Remove the tree G2 Multiple Sycamore - Crown Reduce. Age Class; Semi mature. Reduce the crown vertically by up to 4m to old pruning points. Reduce south western side of crown laterally by 4m and a minor lateral reduction of the river side branches by up to 2m. Also removal of the standing deadwood from the crown. T3 Ash - Remove. Age Class; Early mature. ADB
Town Council recommendation	PERMIT - No objections - Town Council would like replacement trees to be planted as soon as possible

Town Council reference	5
Ward	Bradford on Avon North
Planning Application Number	20/04662/FUL
Type of application	FUL
Date to comment	29.07.20
Town Council meeting date	22.07.20
Case Officer	David Cox
Applicant	Anthony Best Dynamics
Address	HQ Middleton Drive
Description of work	Installation of roof mounted solar panels
Town Council recommendation	PERMIT - Town Council commends this project which increases renewable energy in this town.

Town Council reference	6
Ward	Bradford on Avon South
Planning Application Number	20/05494/TCA
Type of application	TCA
Date to comment	25.07.20
Town Council meeting date	22.07.20
Case Officer	Beverley Griffin
Applicant	Mr M Perry
Address	Greenland Mills BA15 1BL
Description of work	Sycamore - reduce height by 15' and shorten back by 10 - 12'
Town Council recommendation	PERMIT - No objections

BRADFORD ON AVON TOWN COUNCIL
PLANNING APPLICATIONS CONSIDERED AT THE DELEGATED ENVIRONMENT & PLANNING
COMMITTEE MEETING ON WEDNESDAY 22nd JULY 2020

Town Council reference	7
Ward	Bradford on Avon South
Planning Application Number	20/04823/LBC
Type of application	LBC
Date to comment	07.08.20
Town Council meeting date	22.07.20
Case Officer	Russell Brown
Applicant	Mr D Moss
Address	Bradford on Avon Railway Station
Description of work	The proposed works comprise full restoration of the footbridge at Bradford-on-Avon Station, including the reinstatement of the original canopy on the footbridge. Whilst the footbridge itself isn't a listed structure, it sits within the curtilage of platform buildings which are Grade II listed.
Town Council recommendation	PERMIT – See attached additional comments

Recommendation

The Town Council welcomes this proposal and recognises its potential importance to the town. The TC also recognises the importance of accurate details being submitted for the alterations to the footbridge & replacement canopy. The choice of material is non-compliant to the original, therefore additional evidence and the supply of samples of the materials to be used should be made available; this will ensure that the character of the listed building will be maintained. The suggested replacement material appears to be more robust and lower maintenance and therefore, has been used in many heritage restorations, and notable in working railway locations.

Consent should be given on condition that the details and materials used are subject to Conservation Officer's approval.



Alex Kay, E&P Chairman's report 22/07/20

Environment

1. **Asset Transfer update:** ongoing
2. **Avoncliff Weir emergency repair project:** Project starting up; funds mostly raised from individuals and groups in the community. Structural engineer updating plans.
3. **Localisation of renewable energy Bill support:** The rationale and a description of what the Bill would do and benefits it would create, if made law, are here: <https://powerforpeople.org.uk/the-local-electricity-bill/> <<https://powerforpeople.us20.list-manage.com/track/click?u=5679ba19405751dc710dc2037&id=270385031a&e=57d4617e00>>
A list of the MPs, councils and organisations backing the Bill is here: <https://powerforpeople.org.uk/the-local-electricity-bill/support/> <<https://powerforpeople.us20.list-manage.com/track/click?u=5679ba19405751dc710dc2037&id=0ae2e11c99&e=57d4617e00>>
4. **Kingston Mills solar panels:** the panels installed in the houses/flats at Kingston Mills (8 years ago) were never connected to any supply/grid. Recently found that Linden Homes included this in planning app W/10/02392 and W/10/02393. Opportunity to influence?
5. **Wiltshire urban sprawl petition** https://you.38degrees.org.uk/petitions/stop-urban-sprawl-and-destruction-of-wiltshire-countryside?share=1e3daa92-b8d1-4fd3-afe3-cb0aec38458e&source=email-share-button&utm_medium=socialshare&utm_source=email
6. **Wiltshire Council green infrastructure:** <http://www.wiltshire.gov.uk/wiltshire-green-infrastructure-update-2012-january.pdf>
7. **Buglife B-lines:** <https://www.buglife.org.uk/our-work/b-lines/>
8. **Environmental news from nearby towns:** Warminster TC voted for a Climate Emergency declaration on Monday 20/7/20 and recently Westbury; Trowbridge TC voted Tuesday 21/7/20 for Ecological Emergency addendum.
9. **Interesting grant for local energy info:** <https://growthhub.swlep.co.uk/news/news-story/ancient-village-wins-14-000-green-energy-funding>
10. Department for Transport has launched an open consultation, calling for ideas to "Create a plan to decarbonise transport". There is more information on the Daft website under <https://www.gov.uk/government/consultations/creating-a-plan-to-decarbonise-transport-call-for-ideas> The consultation is aimed at individuals and groups and is looking at all forms of transport. It opened on 8 July and closes on 31 August, and ideas can be submitted online through a smart survey on <https://www.smartsurvey.co.uk/s/WF1I3C/>

Planning

1. **Malmesbury update: zoom 10.30am 22 July:** future of Neighbourhood Planning update

**Informal Zoom discussion concerning Bradford on Avon Neighbourhood Plan
Update and/or Revision for 2036**

Wednesday 16th July 2020

Notes: Alex Kay

Present:

Colin John, Planning expert and lead for BOA NP 2016-2026
 Gillian Ellis-King, Planning expert, lead Greenspaces BOA NP 2016-2026
 Gerald Millward-Oliver, Commercial adviser, lead for Commercial BOA NP 2016-2026
 Chris Hogg, BOATC Greenspace Officer, ecology evidence advisor
 Cllr Dom Newton, Leader of the Council
 Cllr Alex Kay, Chair Environment & Planning, Deputy Mayor

We need to right-size the effort for potential benefit.

- 1) A short update of the state of Neighbourhood planning
 - a) Central government planning to overhaul all planning process, so rapidly shifting foundation for new work
 - b) Change to NPPF: 2 year shelf-life of made plans; Malmesbury & 20+ other Councils in Wiltshire to lobby MPs to support Neighbourhood Planning.
 - c) Shortfall of WC's 5 year land supply
 - d) BoA has over-delivered on its' Wiltshire allocations to 2026, but no certainty this reduces our risk of speculative/unwelcome developments
 - e) Need to have an idea of what areas we have for development and how we want to develop: be proactive.
 - f) Don't intend to block new housing, but want to influence sustainability and target for the town's needs
 - g) Biodiversity net gain and new climate laws
 - h) New evidence to re-introduce green corridors and strengthen other environmental policies
 - i) Need guidance from WC on where they are with Local Plan update which was due to be finalised this summer
 - j) what constitutes 'material' changes without needing referendum, does this adequately refresh NO 2016-2026?
 - k) What do we want our town to look like in long-term? New NP for 2026-2036 if NP process to be continued.
- 2) STAGE 1: Areas we need/want to **update** in our plan
 - a) Context of NPPF changes wrt permitted development
 - b) Update to challenges to vision and objectives, in light of net gain biodiversity, Climate/Eco Emergency declarations?
 - c) Policy changes only in accordance with Government updates
 - d) Reconsideration of areas of opportunity, e.g. OPE studies in Station carpark, changes to FC site on Trowbridge road?
 - e) Flood risk update?
- 3) STAGE 2: Revision 2026-2036

- a) Long-term plan needed irrespective of NP
- b) Current plan is good foundation
- c) Need more substance to NP rules etc.
- d) Housing and Business Needs Surveys

4) ACTIONS:

NP 2016-2026 Made October 2017, Section 5: **The Town Council will seek to monitor the impact of the Policy of the Neighbourhood Plan to determine its effectiveness.**

The Community Infrastructure Levy (CIL) that was introduced by the Planning Act 2008 is a tool for local authorities to help deliver infrastructure to support development of their area. The Levy is based on types of development and floorspace. Where there is an adopted Neighbourhood Plan, 25% of the Levy is passed to the relevant Town or Parish Council. Bradford on Avon Town Council has determined that CIL priorities are:

- Works to improve pedestrian safety and enhance pedestrian spaces / facilities
- Action to improve air quality in the AQMA
- New footway links
- Enhancement of community facilities
- Enhancement of Green Spaces and play areas

The future of Bradford on Avon will depend on good decision-making covering all those aspects of change that affect the quality of life for residents, businesses and visitors to the town. This plan is intended to provide the detailed guidance and policies needed to achieve the vision.

- a) COLIN: to request data from Henning, WC NP Advisor, to show housing and commercial consents
- b) CIL Money income to Council, ask Ian Brown
- c) Review Major Topic Areas for Changes
 - i) GILLIAN: Greenspaces, with Chris
 - ii) GERALD: Commercial/Business
 - iii) ALEX/DOM: Vision etc
- d) DOM/ALEX: engage with CSE with 'greening-up' consultation

Attached (in email):

- a. THE BRADFORD ON AVON NEIGHBOURHOOD PLAN 2013 - 2026: notes from Colin
- b. NPPF and NP guidance note
- c. Draft letter from over 20 towns/parishes in Wiltshire re NP and changes in NPPF

Notes from Gillian:

Ground rules for reviewing a Neighbourhood Plan, below are extracts from the Government's Planning Guidance on reviewing a Neighbourhood

Plan: <https://www.gov.uk/guidance/neighbourhood-planning--2#updating-neighbourhood-plan>

Once it has been agreed what the purpose and thrust of the main NP changes may be, I suggest early engagement with Wiltshire Council's NP Officer, to seek their agreement on the approach. And particularly their view on a NP that does not presently 'allocate sites' although it does

1. Have a policy on infill, and
2. Has the 'areas of opportunity'.....

It is of course very disappointing given that BoA has overdelivered on its' Wiltshire allocations to 2026 that we are now in this position, but government planning policy and the way things are measured are constantly shifting.... And lack of a 5 year land supply does not necessarily overrule other strong policy e.g. on heritage, biodiversity, design, Local Green Spaces & Green Belt.....:

NPPF paragraph 11

refers: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

Updating a neighbourhood plan

In what ways can a neighbourhood plan or order be changed?

There are 3 types of modification which can be made to a neighbourhood plan or order. The process will depend on the degree of change which the modification involves:

- Minor (non-material) modifications to a neighbourhood plan or order are those which would not materially affect the policies in the plan or permission granted by the order. These may include correcting errors, such as a reference to a supporting document, and would not require examination or a referendum.
- **Material modifications which do not change the nature of the plan or order would require examination but not a referendum. This might, for example, entail the addition of a design code that builds on a pre-existing design policy, or the addition of a site or sites which, subject to the decision of the independent examiner, are not so significant or substantial as to change the nature of the plan.**
- Material modifications which do change the nature of the plan or order would require examination and a referendum. This might, for example, involve allocating significant new sites for development.

Paragraph: 106 Reference ID: 41-106-20190509

Revision date: 09 05 2019

When will it be necessary to review and update a neighbourhood plan?

A neighbourhood plan must set out the period for which it is to have effect ([section 38B\(1\)\(a\) of the Planning and Compulsory Purchase Act 2004](#)). Neighbourhood plan policies remain in force until the plan policy is replaced.

There is no requirement to review or update a neighbourhood plan. However, policies in a neighbourhood plan may become out of date, for example if they conflict with policies in a local plan covering the neighbourhood area that is adopted after the making of the neighbourhood plan. In such cases, the more recent plan policy takes precedence. In addition, where a policy has been in force for a period of time, other material considerations may be given greater weight in planning decisions as the evidence base for the plan policy becomes less robust. To reduce the likelihood of a neighbourhood plan becoming out of date once a new local plan (or spatial development strategy) is adopted, communities preparing a neighbourhood plan should take account of latest and up-to-date evidence of housing need, as set out in [guidance](#).

Communities in areas where policies in a neighbourhood plan that is in force have become out of date may decide to update their plan, or part of it. The neighbourhood area will already be designated, but the community may wish to consider whether the designated area is still the most suitable area to plan for.

Paragraph: 084 Reference ID: 41-084-20190509

Revision date: 09 05 2019 See [previous version](#)

How are minor neighbourhood plan or Order updates made?

Minor (non-material) updates to a neighbourhood plan or Order would not materially affect the policies in the plan or permission granted by the Order. A local planning authority may make such updates at any time, but only with the consent of the qualifying body. Consultation, examination and referendum are not required.

Paragraph: 084a Reference ID: 41-084a-20180222

Revision date: 22 02 2018

How are more substantive neighbourhood plan updates made?

If a qualifying body wish to make updates (modifications) that do materially affect the policies in the plan, they should follow the process set out in [guidance](#), with the following additional requirements:

- the qualifying body must (at the pre-submission publicity and consultation stage and when the modified plan is submitted to the local planning authority) state whether they believe that the modifications are so significant or substantial as to change the nature of the plan and give reasons
- the local planning authority must (when sending the modified plan to the independent examiner) state whether they believe that the modifications are so significant or substantial as to change the nature of the plan and give reasons. The local planning authority must also submit a copy of the original plan to the independent examiner
 - the qualifying body must decide whether to proceed with the examination after the examiner has decided whether the modifications proposed change the nature of the plan

Paragraph: 085 Reference ID: 41-085-20180222

Revision date: 22 02 2018 See [previous version](#)

Do neighbourhood plan updates require a referendum?

Where material modifications do not change the nature of the plan (and the examiner finds that the proposal meets the basic conditions, or would with further modifications) a referendum is not required. A local planning authority will be required to make the modified plan within 5 weeks following receipt of the examiner's report, or such later date as agreed in writing between the local planning authority and the qualifying body.

Where material modifications do change the nature of the plan, the local planning authority would publicise and consider the examiner's report in line with the procedure for making a new neighbourhood plan. A decision may be made whether to proceed to referendum so that, if the referendum is successful, the neighbourhood plan becomes part of the development plan. A decision may be made whether to proceed to referendum so that, if the referendum is successful, the neighbourhood plan becomes part of the development plan.

Paragraph: 085a Reference ID: 41-085a-20180222

Revision date: 22 02 2018

How is the decision on whether modifications change the nature of the plan made?

Whether modifications change the nature of the plan is a decision for the independent examiner.

The examiner will consider the nature of the existing plan, alongside representations and the statements on the matter made by the qualifying body and the local planning authority.

Neighbourhood plans can shape and direct sustainable development in their area. If the original plan primarily shapes growth through measures such as design policies, then modifications seeking to take forward these policies through design codes would be unlikely to change the nature of the plan.

Paragraph: 086 Reference ID: 41-086-20190509

Revision date: 09 05 2019 See [previous version](#)

13th July 2020

Dear Sir/Madam,

Application Nos: 20/01219/FUL & 20/2055/LBC

Proposal: Alterations and extensions to existing office building including erection of mansard roof and storey on north wing to accommodate additional B1 office floor space and the change of use of central building and southern wing from B1 offices to form 2 dwellings (C3).

Site Address: Manvers House, 3 Kingston Road, Bradford On Avon, BA15 1AB

On Behalf of: Mr Moore

This is to inform you that under the Council's delegation scheme the above application will be determined at the Western Area Planning Committee on **22nd July 2020**. The meeting will commence at 3.00pm.

Normally, a Planning Committee would meet in person and provide an opportunity for members of the public to attend and express their views on planning applications or specific items on the agenda.

However, as you will appreciate, during the current emergency, this is not possible, and the Government have put in place Regulations that allow 'Virtual' committees to be convened and held to conduct local authority business including consideration of planning applications such as the present application.

The Council has adopted appropriate procedures to ensure the smooth administration of such virtual meetings and that applications can be debated by elected members, contributions received from interested parties, and the meeting able to be viewed by the public.

The meeting will be broadcast online and you will be able to view the meeting via a link provided with the agenda papers. However, it will not be possible for members of the public, applicants or agents to be physically present or to express their views verbally during the meeting. Members will have before them the Planning Officer's Report containing summary details of any representations made, and they can access the individual representations already received through the Council's online planning system.

Additionally, you may submit a short, written statement that you would like to have read out at the committee, these will be published as a supplement to the agenda. Any such statement must State whom the statement is from (including if representing another person or organisation)

- State clearly whether the statement is in objection to or support of the application
- be readable in approximately 3 minutes
- Be provided no later than 5pm two clear working days before the meeting, i.e. 17th July 2020, and should be sent to Democratic Services at committee@wiltshire.gov.uk

In accordance with the procedure, and in keeping with existing procedures for planning committees, no more than three statements in support or three statements in objection will be read out.

The agenda and the committee reports for the meeting are published 5 clear working days prior to the committee meeting (e.g. Tuesday the week before a Wednesday meeting). These are also available on the Website <https://cms.wiltshire.gov.uk/ieListMeetings.aspx?Cid=149&Year=0>.

If you require any further information regarding the committee, please do not hesitate to contact Democratic Services on 01225 718504.

Yours faithfully

Mike Wilmott

Head of Development Management

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

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

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.

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

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>

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

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.

BRADFORD ON AVON TOWN COUNCIL
 PLANNING APPLICATIONS CONSIDERED AT THE DELEGATED ENVIRONMENT & PLANNING
 COMMITTEE MEETING ON WEDNESDAY 19th AUGUST 2020

Town Council reference	1
Ward	Bradford on Avon North
Planning Application Number	20/05999/TPO
Type of application	TPO
Date to comment	20.08.20
Town Council meeting date	19.08.20
Case Officer	David Wyatt
Applicant	Thorne
Address	2 Timbrell View BA15 1GD
Description of work	Beech (T1) - reduce by up to approx. 2m to maintain shape and size Horse chestnut (T2) - reduce by up to approx. 2m to match in with adjacent beech
Town Council recommendation	PERMIT - No objections

Town Council reference	2
Ward	Bradford on Avon North
Planning Application Number	20/06405/TCA
Type of application	TCA
Date to comment	20.08.20
Town Council meeting date	19.08.20
Case Officer	Bev Griffin
Applicant	Mrs F Kane
Address	Kingston Place
Description of work	T1 Ash - Fell T2 Holly - Topiarise by 1.2m T2 -Yew - Topiarise by 1.2m
Town Council recommendation	PERMIT - T2 & T3 but there are no reasons stated for felling T1 (Ash) on the riverbank. There has been a lot removal of vegetation and recent work along this stretch of river bank which makes it vulnerable to erosion. TC request minimum further damage to riverside please.

Town Council reference	3
Ward	Bradford on Avon South
Planning Application Number	20/05010/LBC
Type of application	LBC
Date to comment	04.09.20
Town Council meeting date	19.08.20
Case Officer	Verity Giles Franklin
Applicant	Mrs J Jeary
Address	25 Bridge Street BA15 1BY
Description of work	Installation of a non-illuminated projecting hanging sign and wall pan sign & replacing of front door
Town Council recommendation	PERMIT - With conditions - see attached notes

BRADFORD ON AVON TOWN COUNCIL
PLANNING APPLICATIONS CONSIDERED AT THE DELEGATED ENVIRONMENT & PLANNING
COMMITTEE MEETING ON WEDNESDAY 19th AUGUST 2020

Town Council reference	4
Ward	Bradford on Avon South
Planning Application Number	20/06137/ADV
Type of application	ADV
Date to comment	04.09.20
Town Council meeting date	19.08.20
Case Officer	Verity Giles Franklin
Applicant	Mrs J Jeary
Address	25 Bridge Street BA15 1BY
Description of work	
Town Council recommendation	PERMIT - With conditions - see attached notes

Town Council reference	5
Ward	Bradford on Avon South
Planning Application Number	20/06135/PNCOU
Type of application	PNCOU
Date to comment	02.09.20
Town Council meeting date	19.08.20
Case Officer	David Cox
Applicant	Mrs J Browne
Address	Bradford Bottom Barn, Frome Rd
Description of work	Notification for prior approval under Class Q of a proposed Change of Use from Agricultural Building to one Dwelling house & associated Operational Development
Town Council recommendation	REFUSE - See attached comments

Town Council reference	6
Ward	Bradford on Avon North
Planning Application Number	20/06508/TPO
Type of application	TPO
Date to comment	30.08.20
Town Council meeting date	19.08.20
Case Officer	David Wyatt
Applicant	
Address	11B Manor Gardens, BA15 1FR
Description of work	T1 Lime - lift crown to give 6m clear trunk, this will not affect the amenity value of the tree whilst letting a lot more light into this area of the garden
Town Council recommendation	PERMIT - No objections

Town Council reference	3
Planning Application Number	20/05010/LBC and 20/06137/ADV
Town Council meeting date	19.08.20
Case Officer	Verity Giles Franklin
Applicant	Mrs J Jeary
Address	25 Bridge Street BA15 1BY
Description of work	Installation of a non-illuminated projecting hanging sign and wall pan sign & replacing of front door

Recommendation: PERMIT with restrictions

No objection to the hanging sign but the proposed wall sign is far too large. It would adversely affect the character of this prominent listed building, and its setting in the conservation area, and consent should be refused. The style and proportions of the elevation and the prominence of the building in the centre of the Conservation Area indicate that a small nameplate is the best option.

Town Council reference	5
Planning Application Number	20/06135/PNCOU
Type of application	PNCOU
Town Council meeting date	19.08.20
Case Officer	David Cox
Applicant	Mrs J Browne
Address	Bradford Bottom Barn, Frome Rd
Description of work	Notification for prior approval under Class Q of a proposed Change of Use from Agricultural Building to one Dwellinghouse & associated Operational Development

Recommendation: REFUSE

The Town Council does not consider that this barn is suitable for residential use in that

- Vehicular access being on the outside of a bend, beyond the 30mph speed limit and on a narrow and fast section of road with no footpath creates a significant potential danger for vehicles and pedestrians
- The location is in open countryside where the siting of the building makes undesirable for the proposed change from agricultural
- The design and external appearance of the building as dictated by the original form and scale of the building are unsatisfactory in this location.

**Informal Zoom discussion concerning Bradford on Avon Neighbourhood Plan
Update and/or Revision for 2036**

Wednesday 16th July 2020

Notes: Alex Kay

Present:

Colin John, Planning expert and lead for BOA NP 2016-2026

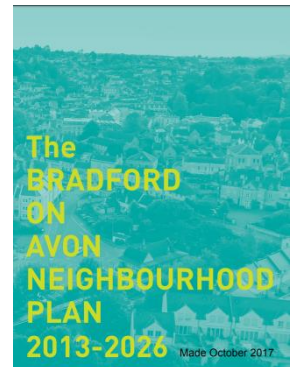
Gillian Ellis-King, Planning expert, lead Greenspaces BOA NP 2016-2026

Gerald Millward-Oliver, Commercial adviser, lead for Commercial BOA NP 2016-2026

Chris Hogg, BOATC Greenspace Officer, ecology evidence advisor

Cllr Dom Newton, Leader of the Council

Cllr Alex Kay, Chair Environment & Planning, Deputy Mayor



We need to right-size the effort for potential benefit.

- 1) A short update of the state of Neighbourhood planning
 - a) Central government planning to overhaul all planning process, so rapidly shifting foundation for new work
 - b) Change to NPPF: 2 year shelf-life of made plans; Malmesbury & 20+ other Councils in Wiltshire to lobby MPs to support Neighbourhood Planning.
 - c) Shortfall of WC's 5 year land supply
 - d) BoA has over-delivered on its' Wiltshire allocations to 2026, but no certainty this reduces our risk of speculative/unwelcome developments
 - e) Need to have an idea of what areas we have for development and how we want to develop: be proactive.
 - f) Don't intend to block new housing, but want to influence sustainability and target for the town's needs
 - g) Biodiversity net gain and new climate laws
 - h) New evidence to re-introduce green corridors and strengthen other environmental policies
 - i) Need guidance from WC on where they are with Local Plan update which was due to be finalised this summer
 - j) what constitutes 'material' changes without needing referendum, does this adequately refresh NO 2016-2026?
 - k) What do we want our town to look like in long-term? New NP for 2026-2036 if NP process to be continued.
- 2) STAGE 1: Areas we need/want to **update** in our plan
 - a) Context of NPPF changes wrt permitted development
 - b) Update to challenges to vision and objectives, in light of net gain biodiversity, Climate/Eco Emergency declarations?
 - c) Policy changes only in accordance with Government updates
 - d) Reconsideration of areas of opportunity, e.g. OPE studies in Station carpark, changes to FC site on Trowbridge road?
 - e) Flood risk update?

- 3) STAGE 2: Revision 2026-2036
 - a) Long-term plan needed irrespective of NP
 - b) Current plan is good foundation
 - c) Need more substance to NP rules etc.
 - d) Housing and Business Needs Surveys
- 4) ACTIONS:

NP 2016-2026 Made October 2017, Section 5: **The Town Council will seek to monitor the impact of the Policy of the Neighbourhood Plan to determine its effectiveness.**

The Community Infrastructure Levy (CIL) that was introduced by the Planning Act 2008 is a tool for local authorities to help deliver infrastructure to support development of their area. The Levy is based on types of development and floorspace. Where there is an adopted Neighbourhood Plan, 25% of the Levy is passed to the relevant Town or Parish Council. Bradford on Avon Town Council has determined that CIL priorities are:

- Works to improve pedestrian safety and enhance pedestrian spaces / facilities
- Action to improve air quality in the AQMA
- New footway links
- Enhancement of community facilities
- Enhancement of Green Spaces and play areas

The future of Bradford on Avon will depend on good decision-making covering all those aspects of change that affect the quality of life for residents, businesses and visitors to the town. This plan is intended to provide the detailed guidance and policies needed to achieve the vision.

- a) COLIN: to request data from Henning, WC NP Advisor, to show housing and commercial consents
- b) CIL Money income to Council, ask Ian Brown
- c) Review Major Topic Areas for Changes
 - i) GILLIAN: Greenspaces, with Chris
 - ii) GERALD: Commercial/Business
 - iii) ALEX/DOM: Vision etc
- d) DOM/ALEX: engage with CSE with 'greening-up' consultation

Attached (in email):

- a. THE BRADFORD ON AVON NEIGHBOURHOOD PLAN 2013 - 2026: notes from Colin
- b. NPPF and NP guidance note
- c. Draft letter from over 20 towns/parishes in Wiltshire re NP and changes in NPPF

Notes from Gillian:

Ground rules for reviewing a Neighbourhood Plan, below are extracts from the Government's Planning Guidance on reviewing a Neighbourhood

Plan: <https://www.gov.uk/guidance/neighbourhood-planning--2#updating-neighbourhood-plan>

Once it has been agreed what the purpose and thrust of the main NP changes may be, I suggest early engagement with Wiltshire Council's NP Officer, to seek their agreement on the approach. And particularly their view on a NP that does not presently 'allocate sites' although it does

1. Have a policy on infill, and
2. Has the 'areas of opportunity'

It is of course very disappointing given that BoA has overdelivered on its' Wiltshire allocations to 2026 that we are now in this position, but government planning policy and the way things are measured are constantly shifting.... And lack of a 5 year land supply does not necessarily overrule other strong policy e.g. on heritage, biodiversity, design, Local Green Spaces & Green Belt.....:

NPPF paragraph 11

refers: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

Updating a neighbourhood plan

In what ways can a neighbourhood plan or order be changed?

There are 3 types of modification which can be made to a neighbourhood plan or order. The process will depend on the degree of change which the modification involves:

- Minor (non-material) modifications to a neighbourhood plan or order are those which would not materially affect the policies in the plan or permission granted by the order. These may include correcting errors, such as a reference to a supporting document, and would not require examination or a referendum.
- **Material modifications which do not change the nature of the plan or order would require examination but not a referendum. This might, for example, entail the addition of a design code that builds on a pre-existing design policy, or the addition of a site or sites which, subject to the decision of the independent examiner, are not so significant or substantial as to change the nature of the plan.**
- Material modifications which do change the nature of the plan or order would require examination and a referendum. This might, for example, involve allocating significant new sites for development.

Paragraph: 106 Reference ID: 41-106-20190509

Revision date: 09 05 2019

When will it be necessary to review and update a neighbourhood plan?

A neighbourhood plan must set out the period for which it is to have effect ([section 38B\(1\)\(a\) of the Planning and Compulsory Purchase Act 2004](#)). Neighbourhood plan policies remain in force until the plan policy is replaced.

There is no requirement to review or update a neighbourhood plan. However, policies in a neighbourhood plan may become out of date, for example if they conflict with policies in a local plan covering the neighbourhood area that is adopted after the making of the neighbourhood plan. In such cases, the more recent plan policy takes precedence. In addition, where a policy has been in force for a period of time, other material considerations may be given greater weight in planning decisions as the evidence base for the plan policy becomes less robust. To reduce the likelihood of a neighbourhood plan becoming out of date once a new local plan (or spatial development strategy) is adopted, communities preparing a neighbourhood plan should take account of latest and up-to-date evidence of housing need, as set out in [guidance](#).

Communities in areas where policies in a neighbourhood plan that is in force have become out of date may decide to update their plan, or part of it. The neighbourhood area will already be designated, but the community may wish to consider whether the designated area is still the most suitable area to plan for.

Paragraph: 084 Reference ID: 41-084-20190509

Revision date: 09 05 2019 See [previous version](#)

How are minor neighbourhood plan or Order updates made?

Minor (non-material) updates to a neighbourhood plan or Order would not materially affect the policies in the plan or permission granted by the Order. A local planning authority may make such updates at any time, but only with the consent of the qualifying body. Consultation, examination and referendum are not required.

Paragraph: 084a Reference ID: 41-084a-20180222

Revision date: 22 02 2018

How are more substantive neighbourhood plan updates made?

If a qualifying body wish to make updates (modifications) that do materially affect the policies in the plan, they should follow the process set out in [guidance](#), with the following additional requirements:

- the qualifying body must (at the pre-submission publicity and consultation stage and when the modified plan is submitted to the local planning authority) state whether they believe that the modifications are so significant or substantial as to change the nature of the plan and give reasons
- the local planning authority must (when sending the modified plan to the independent examiner) state whether they believe that the modifications are so significant or substantial as to change the nature of the plan and give reasons. The local planning authority must also submit a copy of the original plan to the independent examiner
 - the qualifying body must decide whether to proceed with the examination after the examiner has decided whether the modifications proposed change the nature of the plan

Paragraph: 085 Reference ID: 41-085-20180222

Revision date: 22 02 2018 See [previous version](#)

Do neighbourhood plan updates require a referendum?

Where material modifications do not change the nature of the plan (and the examiner finds that the proposal meets the basic conditions, or would with further modifications) a referendum is not required. A local planning authority will be required to make the modified plan within 5 weeks following receipt of the examiner's report, or such later date as agreed in writing between the local planning authority and the qualifying body.

Where material modifications do change the nature of the plan, the local planning authority would publicise and consider the examiner's report in line with the procedure for making a new neighbourhood plan. A decision may be made whether to proceed to referendum so that, if the referendum is successful, the neighbourhood plan becomes part of the development plan. A decision may be made whether to proceed to referendum so that, if the referendum is successful, the neighbourhood plan becomes part of the development plan.

Paragraph: 085a Reference ID: 41-085a-20180222

Revision date: 22 02 2018

How is the decision on whether modifications change the nature of the plan made?

Whether modifications change the nature of the plan is a decision for the independent examiner.

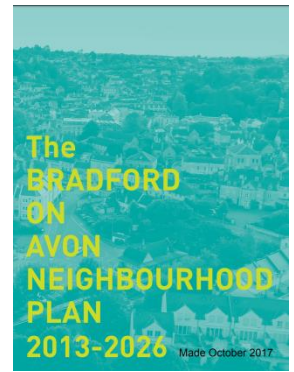
The examiner will consider the nature of the existing plan, alongside representations and the statements on the matter made by the qualifying body and the local planning authority.

Neighbourhood plans can shape and direct sustainable development in their area. If the original plan primarily shapes growth through measures such as design policies, then modifications seeking to take forward these policies through design codes would be unlikely to change the nature of the plan.

Paragraph: 086 Reference ID: 41-086-20190509

Revision date: 09 05 2019 See [previous version](#)

Local and Neighbourhood Planning: Bradford on Avon and Wiltshire Council; towards update to 2036



Notes from virtual meeting between Cllr Alex Kay, BOATC, Chair E&P and Mark Henderson Senior Planning Officer, Spatial Planning/Economic Development and Planning, Wiltshire Council

Wed 12/08/2020 15:00 - 16:00

(Written by AK, with clarifications by MH in blue)

1. NPPF changes re. 2 year timing does cause concern but the existing NPs still provide some protection and value, particularly designated green-space, green belt and other special circumstances (eg. Recent 2016 Melksham case).
2. 5 year land supply: WC are working on some mitigation measures to the short fall, including a number of local authorities have asked for potentially a 'holiday' in supply, in order to catch up with the fall-out from COVID-19 but there has been no response from government on this to date. There has been a reduced submission of applications during lock-down as well as reduction in building.
3. I explained there is a high level of anxiety and unrest in Councils across Wiltshire with NPs. and how all these changes will affect us, as well as difficulties in mobilising significant voluntary work force to keep updating.
4. Local Plan is the overarching document for WC planning strategy. The strategic priorities exchanged earlier in the year via email (and discussed last year at County Hall with Bethany German and others) seem agreeable. Target to have 'direction of travel' draft by October/November. There will be full public consultation thereafter.
5. Neighbourhood Plan update: there is a process to go through. it is hoped that the process will not be onerous in data gathering data, surveys etc, unless there are a lot of changes. Any update requires areas of opportunity (allocations) for housing to be put forward to retain the 3 year supply requirement. WC already have a list and are high-grading those areas on basis of suitability etc. We need to work in partnership to come up with the best options. Mark is going to send some guidelines. I didn't get a clear idea of whether a referendum will be needed. Yes, a referendum will be needed.
6. We can strengthen the green spaces, corridors policies as e are gaining evidence. We can create other designated green spaces (eg. the golf course, which is unsuitable and unpopular for development) following NPPF guidelines para 99-101.
7. We cannot request higher environmental standards than national building regs, unless we have control and/or work in partnership with developer. It is worth making it known that we consider it desirable.
8. We may not have to redo housing needs survey for update. The average delivery of affordable housing is below national average and it is possible that WC could commission a survey and put in place a higher affordable allocation than elsewhere (?). Essentially Wiltshire Council will provide a housing requirement figure for BoA, and will also provide a requirement for the proportion of affordable homes to be delivered on large sites across Wiltshire. However, it may be the case that the evidence indicates a higher affordable housing requirement (as a proportion of the total housing requirement) would be appropriate for BoA, subject to viability.
9. The anticipated housing requirement for up to 2036 in BoA is quite low, probably 30 (tbc) (I've checked and the residual housing requirements considered against the alternative development strategies for BoA (consulted on in 2019) were 40 – 310, although assessments indicated that a housing requirement towards the lower end of the range would be more appropriate. However, subsequent planning permissions for homes granted at BoA could potentially reduce this residual requirement further) ...although the end date seems to be irrelevant really and depends on the 5 year land supply and how the rules change. A shortfall against the 5 yr housing land supply shouldn't result in a change to the housing requirement for BoA but will potentially mean that reduced weight would be given to the relevant policies in the development plan. As mentioned earlier this doesn't render the policies irrelevant - they will still need to be taken into account in decision making. If the Neighbourhood Plan includes housing allocations (and it is less than 2 years since it has been made), then Wiltshire Council only needs to be able to demonstrate a 3 yr supply, for planning applications that relate to the neighbourhood plan area. If we do not come up with options, these will/could be

made for us, but intention is to update the NP and depending. We hope to work in partnership irrespective of progress on NP update.

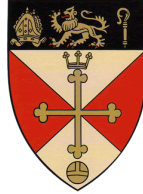
10. I requested data concerning application approvals, rejections, builds ... to indicate the efficacy of the NP in BoA.
11. I agreed to discuss these issues with fellow cllrs, E&P and NP group etc, and revert with ideas to Mark as available (but unlikely until September).

**Local Plan Review: Identifying Strategic Priorities for Bradford on Avon
(by email 18/03/20 and distributed in E&P agenda/minutes since)**

- Deliver employment growth and retention of all existing employment sites
- Provision of affordable, sustainable housing to help reduce high levels of need in the town
- Reduce traffic and congestion
- Improved air quality within the town centre, reducing the impact of traffic, particularly within the AQMA
- Continue to conserve, maintain and enhance the unique historic architecture of the town
- Improve the pedestrian and cyclist environment through and around the town
- Support the achievement of a carbon neutral Bradford on Avon by 2030 (as in Climate Emergency Motion, 2019)
- Achieve high quality design in new buildings and the public realm that respects and responds to its context and sustainability with respect to environment
- Develop enhanced overarching plan for Green-space management and tree-planting to maximise biodiversity and well-being, and to establish 'green corridors' throughout the town.

Malmesbury Town Council

(ENGLAND'S OLDEST BOROUGH - CHARTER GRANTED 880)



Telephone: (01666) 822143
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THE TOWN HALL
MALMESBURY
WILTSHIRE
SN16 9BZ

Joint Letter to Wiltshire MP's

13th August 2020

Michelle Donelan – Conservative – Chippenham
John Glen – Conservative – Salisbury
James Gray – Conservative – North Wiltshire
Danny Kruger – Conservative – Devizes
Andrew Murrison – Conservative – South West Wiltshire
Robert Buckland – Conservative – Swindon South
Justin Tomlinson – Conservative – Swindon North

Dear Member of Parliament

The Future of Neighbourhood Planning in Wiltshire

We strongly support the concept of Neighbourhood Planning, introduced in the Localism Act 2011, and each of the councils that have signed this letter has fully engaged with the process of creating and maintaining Neighbourhood Plans. Neighbourhood Planning has worked well, not least because of community involvement and engagement.

We are writing to you now because the future of each of our Neighbourhood Plans and the future of Neighbourhood Planning in Wiltshire is under threat and we need your urgent support.

On 27 May 2020 Wiltshire Council's Strategic Planning Committee passed planning application 19/11569/OUT by Gleeson Limited for up to 71 houses at Filands in Malmesbury.

This application had been rejected before. The land sits outside of the areas agreed for housing development as set out in the Malmesbury Neighbourhood Plan and is strongly opposed by Malmesbury Town Council. It fails Core Policies 1, 2, & 13 of the Wiltshire Core Strategy and the policies of the Malmesbury Neighbourhood Plan. It should have been rejected again.

However, it was passed because:

(i) Wiltshire Council has failed to maintain a five-year supply of land for housing development across Wiltshire as a whole, and

(ii) Following changes to the National Planning Policy Framework (NPPF) in 2019, Neighbourhood Plans are only considered in the circumstances of a failure in five-year land supply if the Plan was made less than two years previously (NPPF para 14).

The Malmesbury Neighbourhood Plan is over two years old. It was adopted in February 2015 and has currency to 2026. It - like every Neighbourhood Plan in Wiltshire and the UK - took significant time and volunteer effort to create. Reviews are equally time consuming.

But the Malmesbury Neighbourhood Plan, like **every other Neighbourhood Plan in Wiltshire that includes consideration of housing that is approaching, or is over, two years old**, is now, in effect, null and void for as long as Wiltshire Council does not have a five year land supply for housing and the related recent changes in the NPPF have currency. While this is the case, the rationale for community engagement in bottom-up place shaping and Neighbourhood Planning has been hugely reduced.

We would therefore request your support to address this situation. We believe that effective action is more likely to be achieved nationally and in Wiltshire if our Wiltshire MPs are seen to be working together on this matter of regional and national importance. Specifically, we request that you jointly:

(i) Press for an urgent government review of the recent changes to the NPPF that are undermining made Neighbourhood Plans in Wiltshire; specifically:

- a. The dropping of the NPPF Section 14 requirement that, to be taken into consideration, Neighbourhood Plans must be less than two years old,
- b. Removing the changes to the definition of planning areas that, in Wiltshire's case, has made the whole unitary authority the planning area in place of the more meaningful North, South, East and West sub-divisions, and
- c. Reversing the changes to the methodology for the calculation of land supply for housing which have so tipped the control of the calculation into the hands of developers.

(ii) Establish and maintain direct enquiry and contact with Wiltshire Council on this matter; specifically regarding:

- a. The steps Wiltshire Council is taking to evaluate and address land supply issues without simply filling any shortfall contrary to the provisions of agreed Neighbourhood Plans, and
- b. The professional and practical support being offered by Wiltshire Council to Neighbourhood Plan groups across the county to maintain volunteer engagement and to avoid the collapse of public participation and support for Neighbourhood Planning processes while the five-year land supply for housing in Wiltshire is open to challenge.

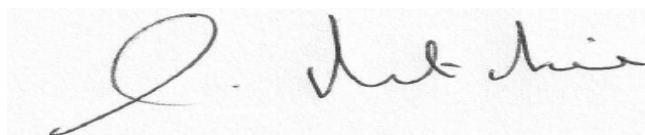
The creation and maintenance of Neighbourhood Plans has required many hours of effort by dedicated public-spirited volunteers. This was in keeping with the ethos of the 2011 Localism Act. If it is now seen that such plans are effectively meaningless after just two years, it is very unlikely that people will volunteer in a similar manner in the future.

Thank you for your support and action on this matter.

Please do let us know you will take these steps on behalf of the communities we represent, and please do keep us informed of the progress you are making.

We are, in addition, aware of the changes being proposed by the Government to the overall framework of planning in England in the White Paper 'Planning for the Future' issued on 6th August. If these proposals are implemented, they will have a huge impact on the future of Neighbourhood Planning. However, it will take years before these proposals could become effective and they will have no effect on protecting our communities from unwanted developments while the current situation persists. We would, nonetheless, also like to discuss the White Paper proposals with you as a matter of urgency, and before the closure of consultation, and we would like to invite you to jointly meet with us via a Zoom conference in early September. Please do let us know that you are happy to join such a call and we will progress with suitable arrangements.

Yours sincerely



Campbell Ritchie
Mayor, Malmesbury Town Council

For and on behalf of the undersigned Wiltshire Town and Parish Councils

Dave Wingrove, Ashton Keynes Parish Council
Alex Kay, Bradford on Avon Town Council
Richard Tucker/Isabel McCord, Bremhill Parish Council
Bob Tallon, Brokenborough Parish Council
Mark Edwards/Robert Merrick, Calne Parish Council
Sarah Glen, Calne Without Parish
Andy Conroy/Nick Murry, Chippenham Town Council
David Harmes, Chirton & Connock Parish Council
Steve Abbott, Corsham Town Council
Peter Gilchriest, Crudwell Parish Council
Andy Geddes/Simon Fisher/Richard Ormerod, Devizes Town Council
Chris Hall, Downton Parish Council
Melvyn Hourigan, Great Somerford Parish Council
Ernie Clark, Hilperton Parish Council/ Staverton Parish Council
Steve Siddall, Holt Parish Council

Andy Oliver, Idmiston Parish Council
Keith Webster, Lyneham & Bradenstoke Parish Council
Campbell Ritchie, Kim Terry, Gavin Grant, Malmesbury Town Council
Peter Cairns, Susie Price, Mervyn Hall & Shelley Parker, Marlborough Town Council
Russell Wilsmer, North Bradley Parish Council
Richard Moody, Oaksey Parish Council
Peter Deck, Pewsey Parish Council
Robert Hunt-Grubbe/Richard Clark, Potterne Parish Council
Ray Thomas, Purton Parish Council
Martin Smith, Sherston Parish Council
John Eaton, Southwick Parish Council
Roger Budgen, St Pauls Without Parish Council
Sandra Harry, Janet Amos, Gemma Murray, Tisbury Parish Council
Graham Hill, Trowbridge Town Council
Ian Cunningham, Westbury Town Council
Tony Nicklin, Warminster Town Council

Planning White Paper - consultation from 6 August 2020 for 12 weeks.

Proposal 9: Neighbourhood Plans should be retained as an important means of community input, and we will support communities to make better use of digital tools

Since statutory Neighbourhood Plans became part of the system in 2011, over 2,600 communities have started the process of neighbourhood planning to take advantage of the opportunity to prepare a plan for their own areas – and over 1,000 plans have been successfully passed at referendum. They have become an important tool in helping to ‘bring the democracy forward’ in planning, by allowing communities to think proactively about how they would like their areas to develop.

Therefore, we think Neighbourhood Plans should be retained in the reformed planning system, but we will want to consider whether their content should become more focused to reflect our proposals for Local Plans, as well as the opportunities which digital tools and data offer to support their development and improve accessibility for users.

By making it easier to develop Neighbourhood Plans we wish to encourage their continued use and indeed to help spread their use further, particularly in towns and cities. We are also interested in whether there is scope to extend and adapt the concept so that very small areas – such as individual streets – can set their own rules for the form of development which they are happy to see.

Digital tools have significant potential to assist the process of Neighbourhood Plan production, including through new digital co-creation platforms and 3D visualisation technologies to explore proposals within the local context. We will develop pilot projects and data standards which help neighbourhood planning groups make the most of this potential.

Questions

13(a). Do you agree that Neighbourhood Plans should be retained in the reformed planning system? [Yes / No / Not sure. Please provide supporting statement.]

13(b). How can the neighbourhood planning process be developed to meet our objectives, such as in the use of digital tools and reflecting community preferences about design



Biodiversity Statement

The importance of biodiversity was legally established at the Rio de Janeiro Earth Summit in 1992 and Bradford-on-Avon Town Council has duties that directly derive from the Convention on Biological Diversity made at that summit, with a duty under the Natural Environment and Rural Communities Act 2006:

The Council "must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity... Conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat."

Bradford on Avon Town Council recognises its Statutory Duty to restore and enhance populations and habitats. It has in the past year acquired Becky Addy Wood, an ancient woodland, and two other woodland sites. It will be taking on significant land holdings from Wiltshire Council and will apply a biodiversity principle there.

The Neighbourhood Plan includes policies to protect biodiversity and will be reviewed by the Town Council with a view to further enhancing those protections. Parts of Bradford on Avon are in The Cotswold Area of Outstanding Natural Beauty. There is a Special Area of Conservation (SAC) to protect three species of bats which the town and nearby area are internationally important for.

In June 2020 Bradford on Avon Town Council made a resolution on biodiversity, to eliminate the use of chemical weed killers and peat-based composts, to change grass mowing practices and to commission professional ecological surveys to inform implementation. In July 2020 Bradford on Avon Town Council declared an Ecological Emergency, following the declaration by the Council of a Climate Emergency in 2019.



How Bradford on Avon Town Council provides Leadership in Planning for the Future of the Community - Statement

The Town Council has an Environment and Planning Committee and is a statutory consultee on planning applications. It can represent local views on planning applications.

The process of Neighbourhood Planning is seen as an appropriate way for communities to decide the future of the places where they live and work.

The Town Council has an adopted Neighbourhood Plan from 2013 – 2026. It states that the plan is about the future of Bradford on Avon and covers the period to 2026. It has been prepared in the town and reflects the ideas, aspirations and concerns of the community. It seeks to build on the legacy of past generations and point the way towards a positive future. In 2011, the Localism Act sets out to change the way town planning was conducted. It introduced the concept of “neighbourhood planning” which would, ministers said, “allow communities – including residents, businesses and their employees – to say where they thought new houses, businesses and shops should go and what they should look like”.

The Neighbourhood Plan covers the following Topics in order to plan for the future of the Community:

- Conservation and Design
- Economy and Enterprise
- Community wellbeing
- Housing for all
- Transport and Movement
- Green spaces
- Climate Change

The planning context is the National planning Policy Framework (NPPF) sets out the Government’s overarching objectives for the planning system. Its stated objective is to achieve development that is economically, socially and environmentally sustainable.

Next in line is the adopted Wiltshire Council Core Strategy (WCS), the principal document governing planning throughout Wiltshire. In addition, the Wiltshire Housing Sites Allocation Development Plan Document (DPD) is being prepared to support the delivery of new housing as set out in the WCS.

The third link in this chain is the Neighbourhood Plan, reflecting the wishes and aspirations of the town. Subject to examination and formal approval it will then become an integral part of the planning process.

This plan does not provide all the answers to our future. There are legal limits what a neighbourhood plan can and cannot do. Neighbourhood plans will influence development that requires planning permission but cannot deal with issues outside of the scope of the planning process. It is also imperative that the local authority (Wiltshire Council) keeps their adopted Core Strategy up to date and their Wiltshire Housing Sites Allocation Development Plan Document (DPD) and identifies where developments should be placed. As the Town Council has a Neighbourhood Plan, the Town Council now benefits from a considerable amount of Community Infrastructure Levy. (CIL) monies. The Town Council is now in the process of reviewing the Neighbourhood Plan to keep it up to date to help guide development.

The principles in the Neighbourhood Plan thread through to our Business Plan 2019-21 to enhance green spaces and work towards Climate Change.