



Minutes of a Virtual meeting held by Bradford on Avon Town Council
Environment & Planning Committee

On

Wednesday 7th October 2020 at 7.00 p.m.

Present:

Cllr A Kay (Chairman)
Cllr D Newton
Cllr E Franklin
Cllr J Parker
Cllr T Lomax
Ian Brown – Director of Operations
Chris Hogg - Green Spaces Officer
Cllr J Lynch – (in attendance)
Lydia Booth – Communications Officer
Val Baker (Clerk)
Colin Johns (BOATC Planning Consultant)

Members of the Public:

John White (Chief Executive – Arena Global Management Ltd) Developer for Planning application 20/06975 36 Bath Rd.
Stephanie Edwards (Lamb Yard resident's representative) Ellie Davies & Jes Wire.

John White gave a brief resume of the proposed plans for planning application 20/06975/FUL-36 Bath Rd BA15 1SR. In principle he was seeking approval from the E & P Committee to convert 3 existing barns into 3 x 2-bedroom units and 1 new build. He explained that it was a development that would turn what is currently derelict buildings, into houses for local residents at an affordable price. Cllr Kay responded by saying that this development was in the Green Belt and outside the settlement boundary and as such BOATC planning committee would uphold this, as it would be contrary to the NPPF, the Wiltshire Core Strategy and the Neighbourhood Plan. The site was of significant ecological interest for nesting and feeding of horseshoe and other bats and creatures. It was recommended that the ecological report submitted, should be re-examined. Cllr Lynch reported that subject to prior talks with the Planning officer to allow open dialogue it was most likely he would 'call in' the application but wished this to be minuted in the interest of transparency.

36. Apologies:

There were none.

37. Declarations of interests

Colin Johns declared an interest on planning application 20/07772/FUL – Golden Maplecroft BA15 2PE having advised the applicants on the plans.

38. Minutes

It was proposed by Cllr Franklin seconded by Cllr Newton and with all in favour **RESOLVED:** to approve the E & P minutes for the virtual E & P meeting for the 2nd September and the delegated minutes of meeting for 16th September.

39. Planning applications

(i) It was proposed by Cllr Parker seconded by Cllr Franklin 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 the comments from the delegated E & P meeting 16th September for Planning Application 20/06830/PNCOU – submitted by Antony Best Dynamic were forwarded to Wiltshire Council Planning as a late recommendation.

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

41. Chairman's Report & Environment update (Chairman's report attached to these minutes). Cllr Kay reported that the Asset Transfer had still not been finalised. Ian Brown gave an update reporting that a further two land agreements had been received from Wiltshire Council and these had been forwarded to BOATC solicitors.

The Avon Weir was finally completed and lately it had experienced a huge test in standing up to the recent weather conditions (Storm Alex).

Over 600 replies had been received for the Westbury Incinerator application and a target date for the decision of 30th November was noted.

42. Update on Neighbourhood Plan Review/White Paper

A report from Gillian Ellis King on the review of the green spaces site had been gratefully received. We will continue to update our NP as appropriate, with WC advice.

Cllr Kay who is a member of WALPA, a group set up to represent Town and Parish Councils in response to Malmesbury Town Council's concerns on the validity and longevity of the Neighbour plans and the future of Neighbourhood planning, had met with WC and a meeting had been set up on 9th October with over 30 T & P parishes' representatives and Wiltshire Council Officers to discuss a way forward.

A discussion took place regarding the Government White Paper – *Planning for the Future – Consultation 2020*. Its aim to 'tear down' the planning system and start again. Colin Johns had summarised the White paper report in a more comprehensible way accompanied by some 25 questions on the White Paper consultation (attached to the agenda) that required answers from the Town Council by the 29th October. A Short video (from CPRE) had also been circulated to assist members to understand this complex document. A long discussion took place, including the perceived risk of 'land-banking' and other objections, particularly relating to local influence and Neighbourhood Planning.

It was proposed by Cllr Kay seconded by Cllr Dom Newton and with all in favour **RESOLVED:** that the Chair and the planning consultant would circulate 'draft' answers to the 25 questions to all Councillors so that they could respond and comment with their answers and ideas, these would be collated by the Chair in consultation with the Planning Consultant for a final reply.

43. Living Wall update

Stephanie Edwards thanked the Town Council for their support in this project.

Ian Brown reported that this had been agreed in principle at Full Council on the 8th September conditional on reviewing the procurement process with officer advice, with proof of community support via fundraising. A desktop report identifying procurement, project costs, etc. for the delivery of the project while maintaining value for money was circulated with the agenda. Three companies were considered and given the specification to provide a quote to supply and install a 20mtr living wall. It was noted that the successful contractor was ANS Global and further noted that the Town Council were satisfied that a proper procurement process in selecting the contractor had been carried out and that standing orders had been met achieving best value. ANS Global were then asked to provide a new quote for a 50m² wall to provide a greater coverage of the wall. The total project cost would to £48,980.00.

A recommendation in line with the 'in principle' decision at Full Council, 8th September 2020, was put forward to the Environment & Planning Committee to consider that the Town Council to:

1. Undertake the planning application, logistics and ensure that all aspects are costed, and all necessary permissions are provided.
2. Manage the Green Wall project for the benefit of the whole community.
3. Commit to the ownership of the structure and ensure the appropriate maintenance and insurance once the project is completed.

It was proposed by Cllr Kay seconded by Cllr Franklin and with all in favour **RESOLVED:** to accept the recommendations as above.

Cllr Lynch left the meeting to attend another meeting.

Cllr Lomax also left the meeting.

44. Biodiversity Projects & Youth Involvement

Cllr Kay introduced Ellie Davies who had kindly volunteered to help with biodiversity projects. Ellie initially set up the idea of 'Bug Hotels' located in Westbury Gardens, Bearfield Playing fields and other green spaces. Seed collecting and tree planting projects were also planned. She explained that she was engaging with the Guides, her school and Youth Groups to encourage them to get involved and create a wider involvement in biodiversity and climate change issues. Cllr Kay invited Ellie and other groups to attend future E & P meetings to inform the E & P committee about their ideas and progress.

Cllr Newton responded by saying that the involvement of Young Peoples group projects had previously been raised and there was a specific purpose and process to be met. He stated that in doing so the more the Council knew about it the more it could be aided and promoted. He suggested that this should be drafted as a proposal to be put forward as an agenda item on the next E&P meeting to create a role for Eco Youth Ambassadors. This would be a positive step forward and would allow other Young People in Bradford on Avon to engage in future Biodiversity issues for the next generation and would provide a platform for a 'regular voice' for Young People to be heard.

45. BWCE EV Charging network project (Rural Community Energy Funded)

A report was circulated with the agenda. It was noted that funding had been granted by the RCEF to carry out a feasibility study and BOA had been chosen to be the first pilot hub which would become a model for developing the network in BANES. Sites had been identified in and around Bradford on Avon. BWCE were also interested in pursuing the idea of a car club in parallel to the EV charging network feasibility study, but this would need to be funded and resourced separately. It was noted that conversations had already been had with residents who were keen to develop a local car club.

46. Correspondence for Action – There was none.

47. Correspondence to note

Appeal for Doric Developments Former Nursery Northleigh BA15 2RG was noted.

The meeting closed at 8.15 p.m.

Appendix 1 - Members of Public comments

Jes Wire asked when referring to agenda item 41 if there was anything to counter act 'land banking' where developers get approvals for different amounts of land and don't actually build on it and consequently fuel the housing shortage.

BRADFORD ON AVON TOWN COUNCIL
 PLANNING APPLICATIONS CONSIDERED AT THE DELEGATED ENVIRONMENT & PLANNING
 COMMITTEE MEETING ON WEDNESDAY 7th October 2020

Town Council reference	1
Ward	Bradford on Avon South
Planning Application Number	20/07712/FUL
Type of application	FUL
Date to comment	15.10.20
Town Council meeting date	07.10.20
Case Officer	Yancy Sun
Applicant	Mr & Mrs J & Everhaak
Address	36 Frome Road
Description of work	Removal of front wall and elevated garden to create space for driveway and turntable. Walls to retain house and elevated garden.
Town Council recommendation	Permit - No objections

Town Council reference	2
Ward	Bradford on Avon South
Planning Application Number	20/06784/FUL
Type of application	FUL
Date to comment	19.10.20
Town Council meeting date	07.10.20
Case Officer	Yancy Sun
Applicant	Mrs B Taylor
Address	10 Taylors Row
Description of work	Convert existing small garage into studio/occasional bedroom and replace garage door with window and wall 500 mm forward of existing wall
Town Council recommendation	Permit - No objections

Town Council reference	3
Ward	Bradford on Avon North
Planning Application Number	20/07087/LBC
Type of application	LBC
Date to comment	23.10.20
Town Council meeting date	07.10.20
Case Officer	Russell Brown
Applicant	Mrs S Jenson
Address	17/18 Middle Rank
Description of work	To remove two thirds of breeze block internal wall and doorway between the entrance hall and the room to the right of the entrance to the No 17 Middle Rank. An RSJ and pillar will be installed in its place
Town Council recommendation	Permit - No objections

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 PLANNING APPLICATIONS CONSIDERED AT THE DELEGATED ENVIRONMENT & PLANNING
 COMMITTEE MEETING ON WEDNESDAY 7th October 2020

Town Council reference	4
Ward	Bradford on Avon North
Planning Application Number	20/07475/FUL
Type of application	FUL
Date to comment	16.10.20
Town Council meeting date	07.10.20
Case Officer	Jemma Foster
Applicant	Carol Hunt
Address	6 Kingston Road
Description of work	Change of use of the ground floor to provide public facilities for the garden. External alterations to provide a new access to the upper floors, a small rear extension and internal adjustments for continued use of the first and second floors as a dwelling.
Town Council recommendation	Permit - No objections

Town Council reference	5
Ward	Bradford on Avon North
Planning Application Number	20/07927/LBC
Type of application	LBC
Date to comment	16.10.20
Town Council meeting date	07.10.20
Case Officer	Jemma Foster
Applicant	Carol Hunt
Address	6 Kingston Road
Description of work	Change of use of the ground floor to provide public facilities for the garden. External alterations to provide a new access to the upper floors, a small rear extension and internal adjustments for continued use of the first and second floors as a dwelling.
Town Council recommendation	Permit - No objections

Town Council reference	6
Ward	Bradford on Avon South
Planning Application Number	20/06971/FUL
Type of application	FUL
Date to comment	09.10.20
Town Council meeting date	07.10.20
Case Officer	Steve Vellance
Applicant	Andrew Gadsby
Address	Old Baptist Chapel
Description of work	Partial removal of pews, modification of internal screen, replacement of front doors and other minor works
Town Council recommendation	Permit - No objection to the part removal of the pews and internal modifications but the front doors to the chapel are an important original features and should be retained. A modified scheme with glass doors internally should be considered.

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 COMMITTEE MEETING ON WEDNESDAY 7th October 2020

Town Council reference	7
Ward	Bradford on Avon South
Planning Application Number	20/07610/LBC
Type of application	LBC
Date to comment	09.10.20
Town Council meeting date	07.10.20
Case Officer	Steve Vellance
Applicant	Andrew Gadsby
Address	Old Baptist Chapel St Margaret's St
Description of work	Partial removal of pews, modification of internal screen, replacement of front doors and other minor works
Town Council recommendation	Permit - No objection to the part removal of the pews and internal modifications but the front doors to the chapel are an important original features and should be retained. A modified scheme with glass doors internally should be considered.

Town Council reference	8
Ward	Bradford on Avon North
Planning Application Number	20/07768/FUL
Type of application	FUL
Date to comment	19.10.20
Town Council meeting date	07.10.20
Case Officer	Yancy Sun
Applicant	Mr K Miller
Address	29 Wolley Terrace BA15 1AY
Description of work	Proposed single storey rear extension
Town Council recommendation	Permit - No objections

Town Council reference	9
Ward	Bradford on Avon North
Planning Application Number	20/07772/FUL
Type of application	FUL
Date to comment	21.10.20
Town Council meeting date	07.10.20
Case Officer	Verity Giles-Franklin
Applicant	Isobel + Simon Griffiths + Gunstone
Address	Golden Maplecroft, BA15 2PE
Description of work	Re-sitting, repair & reconstruction of a stone built historic garden structure
Town Council recommendation	Permit - No objections

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 PLANNING APPLICATIONS CONSIDERED AT THE DELEGATED ENVIRONMENT & PLANNING
 COMMITTEE MEETING ON WEDNESDAY 7th October 2020

Town Council reference	10
Ward	Bradford on Avon South
Planning Application Number	20/06548/FUL
Type of application	FUL
Date to comment	09.10.20
Town Council meeting date	07.10.20
Case Officer	Yancy Sun
Applicant	J Vaughan
Address	3 Crown Court Woolley St BA15 1BG
Description of work	Proposed Conversion Of Existing Garage to Home Office, Including The Formation Of A Dorma & Velux Windows.
Town Council recommendation	Permit - No objections

Town Council reference	11
Ward	Bradford on Avon North
Planning Application Number	20/06975/FUL
Type of application	FUL
Date to comment	08.10.20
Town Council meeting date	07.10.20
Case Officer	Jemma Foster
Applicant	Juniper Homes
Address	Land adjacent 36 Bath Rd BA15 1SR
Description of work	Redevelopment of Land adjacent to 36 Bath Road to provide 4 x 2 Bedroom Residential Dwellings
Town Council recommendation	Refuse - See attached comments

Town Council reference	12
Ward	Bradford on Avon North
Planning Application Number	20/07238/FUL
Type of application	FUL
Date to comment	07.10.20 agreed
Town Council meeting date	07.10.20
Case Officer	Yancy Sun
Applicant	Mr D Weaver
Address	197 Bath Road Ba15 1SL
Description of work	Single Storey rear extension
Town Council recommendation	Permit - No objections

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 PLANNING APPLICATIONS CONSIDERED AT THE DELEGATED ENVIRONMENT & PLANNING
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Town Council reference	13
Ward	Bradford on Avon South
Planning Application Number	20/07831/TCA
Type of application	TCA
Date to comment	03.10.20 agreed
Town Council meeting date	07.10.20
Case Officer	Beverly Griffin
Applicant	Mr J Brown
Address	Berkley House 2B Junction Road BA15 1DY
Description of work	T1 - Silver Birch Remove T2 Conifer remove T3 Silver Birch - Remove T4 - Copper Beech - Crown Raise
Town Council recommendation	Permit - No objections

Town Council reference	14
Ward	Bradford on Avon South
Planning Application Number	20/07904/TCA
Type of application	TCA
Date to comment	20.10.20
Town Council meeting date	07.10.20
Case Officer	Sue Morgan
Applicant	Mr Rawstron
Address	50 Frome Road BA15 1LE
Description of work	Work to trees in a Conservation area
Town Council recommendation	Permit - No objections

Town Council reference	15
Ward	Bradford on Avon South
Planning Application Number	20/05010/LBC
Type of application	LBC
Date to comment	16.10.20 asked for an extension
Town Council meeting date	07.10.20
Case Officer	Verity Giles
Applicant	
Address	The Georgian Lodge, 25 Bridge St BA15 1BY
Description of work	Installation of a non-illuminated projecting hanging sign and wall pan sign and repainting of front door
Town Council recommendation	Permit - No objections

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Town Council reference	16
Ward	Bradford on Avon South
Planning Application Number	20/06137/ADV
Type of application	ADV
Date to comment	16.10.20 asked for an extension
Town Council meeting date	07.10.20
Case Officer	Verity Giles
Applicant	
Address	The Georgian Lodge, 25 Bridge St BA15 1BY
Description of work	Installation of a non-illuminated projecting hanging sign and wall pan sign and repainting of front door
Town Council recommendation	Permit - No objections

Town Council reference no 11

Additional Comments for Planning Application 20/06975/FUL – Land adjacent to 36 Bath Rd
BA15 1SR

Recommend: **REFUSE**

Neighbourhood plan policy is that development should not take place outside the Settlement Boundary. There is a presumption against development in the Green Belt. Existing buildings are poor quality and conversion not a sensible option and not properly assessed. In these circumstances it is for the applicant to make the case for exceptions to policy which has not been done.

Residential development in the Green Belt and outside the Settlement Boundary is contrary to policy in the NPPF Wiltshire Core Strategy and the Neighbourhood Plan and should be refused. The proposed dwellings would adversely affect the openness of the Green Belt and there is no public benefit to justify any exception.

The scheme includes conversion of existing structures but these are poor quality and utilitarian and have not been shown to be capable of use without completely rebuilding. The site layout is compromised by the retention of a "tractor access". The setting of the Conservation Area would be adversely affected by the proposal.

The Ecology survey provided with the application does not mention the Bath & BoA Bats SAC and does not include a dawn/dusk bat survey which was conducted and the date of the report is too late in the year for full bat activity. This area has known bat sightings through the summer, including horseshoe bats. Hedgehogs are known to be in decline and are in danger of extinction in the UK unless provision is made for them. Tawny Owls are known to roost in trees adjacent to the site, their activity could also be observed to establish their status and needs. This site and areas extending to Bearfield and up Ashley Road are known to residents to have a population of hedgehogs. The habitat on this site, plus hedgerows and access to wooded pasture, is ideal for them. Tawny Owls are known to roost in trees adjacent to the site, their activity could also be observed to establish their status and needs. This site is adjacent ancient wood pasture which has full protections under NPPF. The buildings to be re-developed in this proposal were the farm buildings for that wood pasture and could be a key part of the valuable habitat. We take these biodiversity issues seriously as evidenced by our recent declaration of Ecological Emergency.