

BRADFORD ON AVON TOWN COUNCIL
 PLANNING APPLICATIONS CONSIDERED AT THE DELEGATED ENVIRONMENT & PLANNING
 COMMITTEE MEETING ON TUESDAY 22ND DECEMBER 2020

Town Council reference	1
Ward	Bradford on Avon South
Planning Application Number	20/10163/TCA
Type of application	TCA
Date to comment	23.12.20
Town Council meeting date	22.12.20
Case Officer	Sue Morgan
Applicant	Mr C Jones
Address	87 Trowbridge Rd BA151EG
Description of work	G1 - 2 x Beech trees - crown reduce by 3.5m (25%); crown clean to remove deadwood and crossing branches & crown raise to 5.5m over road and 3m over car parking area
Town Council recommendation	PERMIT - No objections

Town Council reference	2
Ward	Bradford on Avon North
Planning Application Number	20/10009/FUL
Type of application	FUL
Date to comment	23.12.20
Town Council meeting date	22.12.20
Case Officer	Yancy Sun
Applicant	Mr & Mrs Cleaver
Address	31 Elmfield BA15 1RH
Description of work	Single storey rear extension & porch
Town Council recommendation	PERMIT - No objections subject to review of neighbour's comments

Town Council reference	3
Ward	Bradford on Avon South
Planning Application Number	20/10208/TCA
Type of application	TCA
Date to comment	29.12.20
Town Council meeting date	22.12.20
Case Officer	Sue Morgan
Applicant	Ms Kathleen Harris
Address	7 St Margaret's Villas
Description of work	1 x Silver Birch tree - crown reduce by 25% and thin crown by 10% 2 x Apple trees - crown reduce by 25% and thin crown by 10% on both trees 1 x Ash tree - removal of one limb overhanging lawn 1 x Elder tree - fell
Town Council recommendation	PERMIT - No objections.

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Town Council reference	4
Ward	Bradford on Avon North
Planning Application Number	20/09991/FUL
Type of application	FUL
Date to comment	29.12.20
Town Council meeting date	22.12.20
Case Officer	Yancy Sun
Applicant	Mr Andrew Francis
Address	25 Winsley Rd BA15 1QS
Description of work	Extend dropped kerb & improve vehicular access
Town Council recommendation	PERMIT - No objections - improved safety

Town Council reference	5
Ward	Bradford on Avon North
Planning Application Number	20/09992/FUL
Type of application	FUL
Date to comment	29.12.20
Town Council meeting date	22.12.20
Case Officer	Yancy Sun
Applicant	Mrs Katherine DeFrance
Address	26 Winsley Rd BA15 1QS
Description of work	Provide dropped kerb to form vehicular access
Town Council recommendation	PERMIT - No objections - improved safety

Town Council reference	6
Ward	Bradford on Avon North
Planning Application Number	20/09905/FUL
Type of application	FUL
Date to comment	05.01.21
Town Council meeting date	22.12.20
Case Officer	Steven Simms
Applicant	Ivano Capelli
Address	22 Silver St BA15 1JZ
Description of work	Conversion of pizzeria & apartment into single dwelling house
Town Council recommendation	PERMIT - Subject to attached comments

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Town Council reference	7
Ward	Bradford on Avon North
Planning Application Number	20/10754/LBC
Type of application	LBC
Date to comment	05.01.21
Town Council meeting date	22.12.20
Case Officer	Steven Simms
Applicant	Snr Ivano Capelli
Address	22 Silver St BA15 1JZ
Description of work	Conversion of pizzeria & apartment into single dwelling house
Town Council recommendation	PERMIT - Subject to attached comments

Town Council reference	8
Ward	Bradford on Avon North
Planning Application Number	20/10363/TCA
Type of application	TCA
Date to comment	24.12.20
Town Council meeting date	22.12.20
Case Officer	Shelley Allen
Applicant	Mr Lee Warren
Address	66 Newtown BA15
Description of work	Silver Birch to be felled close to neighbouring property
Town Council recommendation	PERMIT - No objections but regrettable to see the loss of such a beautiful tree. Request a more suitable replacement

Town Council reference	9
Ward	Bradford on Avon North
Planning Application Number	20/10098/FUL
Type of application	FUL
Date to comment	30.12.20
Town Council meeting date	22.12.20
Case Officer	Yancy Sun
Applicant	Mr B Perkins Brown
Address	8 Budbury Place
Description of work	Single & 2 storey extension to front elevation, kitchen to the rear and internal alterations
Town Council recommendation	PERMIT - See attached comments

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Town Council reference 10
 Ward Bradford on Avon South
 Planning Application Number 20/10730/LBC
 Type of application LBC
 Date to comment 08.01.21
 Town Council meeting date 22.12.20
 Case Officer David Cox
 Applicant Mr A Benn
 Address Farleigh House BA15 1LE
 Description of work Alterations to the internal arrangements of units 1, 2 and 3 to provide a change of use from light industrial/office to holiday lets. Alterations to the front elevation and roof of unit 4 to provide change of use from light industrial to a dwelling Alterations to the courtyard to provide planting areas, three parking spaces for holiday lets and two parking spaces for the dwelling, two car parking spaces for adjacent offices.
 Town Council recommendation REFUSE - See attached comments

Town Council reference 11
 Ward Bradford on Avon South
 Planning Application Number 20/10036/FUL
 Type of application FUL
 Date to comment 08.01.21
 Town Council meeting date 22.12.20
 Case Officer David Cox
 Applicant Mr A Benn
 Address Farleigh House BA15 1LE
 Description of work Alterations to the internal arrangements of units 1, 2 and 3 to provide a change of use from light industrial/office to holiday lets. Alterations to the front elevation and roof of unit 4 to provide change of use from light industrial to a dwelling Alterations to the courtyard to provide planting areas, three parking spaces for holiday lets and two parking spaces for the dwelling, two car parking spaces for adjacent offices.
 Town Council recommendation REFUSE - See attached comments

Town Council reference 12
 Ward Bradford on Avon North
 Planning Application Number 20/10817/TPO
 Type of application TPO
 Date to comment 25.12.20
 Town Council meeting date 22.12.20
 Case Officer David Wyatt
 Applicant Wiltshire Council
 Address Land adjacent to 20 Woolley Street BA15 1AF
 Description of work Various works to trees in this area.
 Town Council recommendation PERMIT - No objections

BRADFORD ON AVON TOWN COUNCIL
 PLANNING APPLICATIONS TO BE CONSIDERED AT THE VIRTUAL ENVIRONMENT &
 PLANNING COMMITTEE MEETING ON TUESDAY 22ND DECEMBER 2020

Town Council reference	13
Ward	Bradford on Avon North
Planning Application Number	20/09961/FUL
Type of application	FUL
Date to comment	06.01.2021
Town Council meeting date	22.12.20
Case Officer	Yancy Sun
Applicant	St Laurence School
Address	St Laurence School BA15 1DZ
Description of work	Installation of 2.4m high, metal wire mesh fencing panels and gates connected to fire alarm panel and mains distribution. Replacement of 2 entrance doors, tarmac small grass area and associated works.
Town Council recommendation	PERMIT – see attached comments

Town Council reference	14
Ward	Bradford on Avon South
Planning Application Number	20/10348/TCA
Type of application	TCA
Date to comment	24.12.20
Town Council meeting date	22.12.20
Case Officer	Bev Griffin
Applicant	Mr D Spencer
Address	91 Trowbridge Rd BA15 1EG
Description of work	Malus x domestica (Apple): Crown reduction up to 2.5m Prunus cerifera Nigra (Cherry): Reduce overhanging branches back to boundary, up to 2m Thuja Plicata (Cedar): Reduce overhanging branches back to boundary, up to 2m
Town Council recommendation	PERMIT - No objections

Town Council reference	15
Ward	Bradford on Avon North
Planning Application Number	20/10537/TCA
Type of application	TCA
Date to comment	31.12.20
Town Council meeting date	22.12.20
Case Officer	Bev Griffin
Applicant	Bradford on Avon Railway Station
Address	Bradford on Avon Railway station
Description of work	Ash - fell to ground level & Sycamore - fell to ground level
Town Council recommendation	PERMIT - No objections

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Town Council reference	16
Ward	Bradford on Avon North
Planning Application Number	20/10598/TPO
Type of application	TPO
Date to comment	01.01.21
Town Council meeting date	22.12.20
Case Officer	David Wyatt
Applicant	Colin Johns
Address	27 St Margaret's St BA15 1DN
Description of work	Copper Beech The crown is fairly dense following regrowth since the last prune and reduction (10%) is recommended to reduce the 'sail' effect. Slight reduction in the canopy recommended in relation to nearby houses. . reduce lateral branches on the lawn side by up to 2 metres. (North) . Reduce lateral branches on the house side by up to 1 metre. (West) . Reduce lateral branches on the neighbours side by up to 1.5 metres. (South) . Reduce the lateral branches on the bed / wall side by up to 1.5 metres. (East)
Town Council recommendation	PERMIT - No objections

Town Council reference	17
Ward	Bradford on Avon North
Planning Application Number	20/10596/FUL
Type of application	FUL
Date to comment	08.01.21
Town Council meeting date	22.12.20
Case Officer	Verity Giles Franklin
Applicant	Mrs Frances Nevin
Address	32 Winsley Rd BA15 1QT
Description of work	Proposed roof alterations and conversion with dormer windows including internal works to proved stair access
Town Council recommendation	PERMIT - No objections

W/20/09905/FUL & 10754/LBC 22 Silver Street BA151JZ

Recommendation: PERMIT

Subject to consideration that the marketing has been correctly undertaking the proposal is acceptable. Consideration should however be given to retaining the shop windows for historical reasons and because there are many similar examples in the town of where previous shops have been converted to dwellings and add interest to the character of the Conservation Area.

W/20/10098/FUL 8 Budbury Place BA15 1QF

Recommendation: PERMIT

No objection in principle but consider that the new balcony forward of the front wall of the existing house is excessive, will adversely affect neighbours and should be omitted or reduced in size. Also, consideration should be given to the introduction of some soft landscaping to the front garden to mitigate the impact of the forward extension.

W/20/10730LBC & W/10036/FUL Farleigh House Frome Road

Recommendation: REFUSE

Refuse for the following reasons:

- The site is in commercially use. Retention of employment uses is a key policy in Bradford on Avon and the justification for change of use has not been submitted.
- The site and existing buildings are unsuitable for conversion to dwellings either holiday lets or permanent.
- There is no outside amenity space or outlook and many of the internal spaces have no windows or ventilation.
- The proposed car parking fills all the available outside space and the plans provide no space for manoeuvring.
- The proposed development is sub-standard in all respects.

W/20/09961/FUL – St Laurence School

Recommendation: Permit.

In order, to avoid the fencing obstructing foraging routes for mammals including hedgehogs, classed as Vulnerable to Extinction, please condition the insertion of mammal gates or gaps in the fence at suitable intervals, located following the advice of an ecologist.