



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

On

Wednesday 13th January 2021 at 7.00 p.m.

Present:

Cllr A Kay (Chairman)
Cllr D Newton
Cllr T Lomax
Cllr E Franklin
Chris Hogg – Green Spaces Officer
Lydia Booth – Communications Manager
Val Baker (Clerk)

Members of the Public:

Chris McKenzie (Director of Planning Sphere Ltd & project architect on behalf of Designscape Architects), Jes Wire and 4 others

A statement was read out by the Clerk to inform participants attending this virtual E & P meeting that it would be recorded and published on the Town Council's website via YouTube.

69. Apologies:

Apologies were received from Cllr J Parker.

70. Declarations of interests

There were none.

71. Minutes

With one minor amendment to agenda item 64 on the minutes for the 1st of December, it was proposed by Cllr Newton seconded by Cllr Franklin and with all in favour **RESOLVED:** to approve the virtual E & P minutes for 1st December 2020 and the delegated minutes of meeting for 22nd December 2020.

72. Planning applications

- (i) It was proposed by Cllr Franklin 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.

73. Correspondence relating to planning applications to be considered at this meeting –

There was none.

74. Chairman's report (as attached)

Cllr Kay reported that the Asset Transfer date had been further delayed and not likely to finalise a decision until the end of January and was awaiting an update from BOATC Director of Operations.

Over 1000 submissions had been received so far concerning the Westbury Incinerator planning application, and were awaiting the results of the Environmental Agency's consultation report on what people think; the final date for this had been extended to the 22nd January. Cllr Kay reported that she had submitted a further submission on behalf of BOATC E & P committee to re affirm the unanimous decision to REFUSE this application.

The Climate & Ecological Emergency Strategy 2021-22 and the BOATC budget, including significant Environmental and Well-being projects, had been approved and adopted unanimously at Full Council on 5th January.

It was noted that the Climate Emergency website had been completely overhauled by the Communications Manager and a new page had been added called – ‘Bring your ideas to life’. Cllr Newton explained that this was to remind people that there are grants available in the new budget particularly for the Climate and Ecological Emergency, examples of this were the ‘Grow’ project and the ‘Seed and plant swap’ that was so successful last year, besides the grants available that are assisting the community with the COVID-19 response. There was the opportunity to Share Ecological and Emergency events via the ‘what’s on’ option <https://bradfordonavontowncouncil.gov.uk/whats-on/> and encouraged applicants from community groups to register all events, both local and the wider area as well, on the e-form provided.

Cllr Franklin reported that the flower bed on Trowbridge Road was still active and replenishment of flowers/shrubs was on going.

Cllr Kay and Chris Hogg had been encouraging the Youth Club to set up a Calendar of Eco projects providing a different theme for each month. They also continue to work with Ellie on the Bee Hotels project.

Cllr Newton reported that the committee had been working on a request for a proposal to take the EV project forward as rapidly as possible within the next month. A tender document was being prepared and would be submitted at a future E & P meeting.

Cllr Kay reported that yesterday she and Cllr Newton had attended a Carbon Footprint (CF) Training event arranged by CSE (Centre for Sustainable Energy) where Parish Councils had been set up as a CF bench-mark tool. Over 200 Councils were represented in the event.

Cllrs Kay & Newton would soon receive the prototype carbon calculator and provide feedback to CSE, before it becomes more widely available. Two important points were learnt from the meeting:

1. that NALC and Local Council for Clerks had been engaged on their agenda and
2. the use of National, Government and Experian consumer data has been used – so this would provide a very informative ‘granular’ view by supplying information, such as consumption habits on a kilometre² basis and would help to inform on the way we could make the most impact on our Carbon footprint locally.

75. Green Space update

Chris reported the work planned was largely dependent on the Asset transfer that was still awaited from Wiltshire Council. Meanwhile the draft Eco Sulis reports were being used for the management of sites and he was currently surveying all buildings for energy efficiency. Cllr Newton requested that a copy of the Draft Eco Sulis report with the terms of the grant be forwarded to him so as to allow people to comment on them.

New trees were expected at the end of January and February and sites were being identified, however COVID-19 restrictions had played a part in the delay for planting.

A grant of £2480 had been received from Cotswold ANOB primarily for the newly acquired Becky Addy woods and would enable provision of gates, trees, nest boxes and cameras for monitoring wildlife activity.

Finally, he said that he had met with Gillian Ellis-King, who had been forefront in assisting with Green Spaces during the previous Neighbourhood Plan and was assisting Chris in sharing information.

76. Correspondence for Action - There was none.

79. Correspondence to note – The appeal to dismiss the former Nursery at Northleigh – 20/02835/OUT was noted.

The meeting ended at 8.15 p.m.

Appendix 1 – Members of public comments

Chris McKenzie gave a brief presentation of the forthcoming planning application for 20/01863/Ful – Cowshed on the Holt Road. The original cowshed was purchased in 2017 and planning was sought to build a large house. The new planning application will be a self-build and of timber construction, the area will be of a much smaller design than the original application now just 147 sq. metres and will meet low carbon and energy use regulations.

Cllr Newton asked if the site were central and could the site be potentially split allowing for additional housing in the future? Chris replied that this was not under the current planning application.

It was noted that this application will be formally reviewed at the delegated E & P meeting on 27th January.

BRADFORD ON AVON TOWN COUNCIL
PLANNING APPLICATIONS TO BE CONSIDERED AT THE VIRTUAL ENVIRONMENT &
PLANNING COMMITTEE MEETING ON WEDNESDAY 13th JANUARY 2021

Town Council reference 1
Ward Bradford on Avon South
Planning Application Number 20/10270/FUL
Type of application FUL
Date to comment 14.01.21
Town Council meeting date 13.01.21
Case Officer David Cox
Applicant
Address 56 Upper Regents Pk BA15 1EB
Description of work Erection of small single storey extension to the front elevation
Town Council recommendation PERMIT - No objection

Town Council reference 2
Ward Bradford on Avon South
Planning Application Number 20/10444/FUL
Type of application FUL
Date to comment 14.01.21
Town Council meeting date 13.01.21
Case Officer
Applicant Mr & Mrs M and H Norman
Address 2 Benjamin St BA15 1FW
Description of work Two storey annexe and single storey garden room on sloping land
behind existing garage
Town Council recommendation PERMIT - No objection in principal but querying the lighting -
request a lighting assessment is made

Town Council reference 3
Ward Bradford on Avon East
Planning Application Number 20/10397/FUL
Type of application FUL
Date to comment 14.01.21
Town Council meeting date 13.01.21
Case Officer Verity Giles Franklin
Applicant Moulton
Address Kingston Farm Holt BA15 1TS
Description of work Change of use from flexible uses permitted via Class R to B8 Use.
Town Council recommendation PERMIT - No objection

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 PLANNING APPLICATIONS TO BE CONSIDERED AT THE VIRTUAL ENVIRONMENT &
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Town Council reference	4
Ward	Bradford on Avon South
Planning Application Number	20/10418/FUL
Type of application	FUL
Date to comment	05.02.21
Town Council meeting date	13.01.21
Case Officer	Steven Sims
Applicant	Mr Sean Dobson
Address	The Three Horse Shoes BA15 1
Description of work	Proposed conversion of hayloft to letting apartment, new conservation roof windows, and covered external seating area
Town Council recommendation	REFUSE - See attached comments

Town Council reference	5
Ward	Bradford on Avon South
Planning Application Number	20/11296/LBC
Type of application	LBC
Date to comment	05.02.21
Town Council meeting date	13.01.21
Case Officer	Steven Sims
Applicant	Mr S Dobson
Address	The Three Horse Shoes BA15 1
Description of work	Proposed conversion of hayloft to letting apartment, new conservation roof windows, and covered external seating area
Town Council recommendation	REFUSE - See attached comments

Town Council reference	6
Ward	Bradford on Avon North
Planning Application Number	20/10991/TCA
Type of application	TCA
Date to comment	13.01.21
Town Council meeting date	13.01.21
Case Officer	Bev Griffin
Applicant	Mrs B Epsley
Address	The Old Nursery House, 7c Mason's Lane BA15 1QN
Description of work	T1 Sycamore Reduce the height of this tree by up to 4m to previous points of pruning, for works we completed three years ago, under a former application of works. Thin the density of the southern canopy by up to 20% as currently this side of the tree, furthest from the property, causes heavy shading.
Town Council recommendation	PERMIT - No objection

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PLANNING APPLICATIONS TO BE CONSIDERED AT THE VIRTUAL ENVIRONMENT &
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Town Council reference	7
Ward	Bradford on Avon South
Planning Application Number	20/10581/FUL
Type of application	FUL
Date to comment	18.01.21
Town Council meeting date	13.01.21
Case Officer	Steven Sims
Applicant	Ms S Goldup
Address	3 St Katherines Court, Frome Road, BA15 1LE
Description of work	Change of use from retail shop and premises to office premises
Town Council recommendation	PERMIT - No objection

Town Council reference	8
Ward	Bradford on Avon North
Planning Application Number	20/11160/TPO
Type of application	TPO
Date to comment	14.01.21
Town Council meeting date	13.01.21
Case Officer	Bev Griffin
Applicant	Brunn
Address	5 The Old Orchard BA15 1FUL
Description of work	G1 - Crown reduce x2 Sycamore trees to left of Ash stem with old tear out wound by approximately 3.5m (30%) to reduce stress on lower forks , T2 - Reduce Walnut limb to East by approximately 2.5m to reduce end weight
Town Council recommendation	PERMIT - No objection

Town Council reference
Ward
Planning Application Number

4 and 5
Bradford on Avon South
20/10418/FUL and 20/11296/LBC

Case Officer
Applicant
Address
Description of work

Steven Sims
Mr Sean Dobson
The Three Horse Shoes BA15 1
Proposed conversion of hayloft to letting apartment,
new conservation roof windows, and covered
external seating area

Recommendation: **REFUSE**

The proposed accommodation does not prove an adequate standard of amenity and privacy and the occupant will be adversely affected by noise and disturbance from the pub activities.

It appears that the proposal to use the roof-space of the main building as a Games Room will involve removal of, or major modification to, the three main roof trusses which are important historic elements of the building. Also, the shared staircase access with the apartment will incur additional disturbance and introduces a potential fire risk. Without further detail it is not possible to ascertain how much additional historic fabric would need to be removed to accommodate the proposed changes.

The historic view of the building along Frome Road will be adversely affected by the proposed changes.

The desire to seek additional income is recognised but needs to be justified by a more detailed submission of the plans, and assessment by the Conservation Officer.