

BRADFORD ON AVON TOWN COUNCIL
 PLANNING APPLICATIONS TO BE CONSIDERED AT THE DELEGATED ENVIRONMENT &
 PLANNING COMMITTEE MEETING ON WEDNESDAY 27th JANUARY 2021

Town Council reference	1
Ward	Bradford on Avon South
Planning Application Number	20/10714/FUL
Type of application	FUL
Date to comment	05.02.21
Town Council meeting date	27.01.21
Case Officer	Yancy Sun
Applicant	Amanda & Mark Atherton and Riley
Address	5 Trowbridge Rd BA15 1EE
Description of work	Demolition of existing single storey extension and replacement with larger single storey extension, and associated minor works
Town Council recommendation	PERMIT - No objection subject to the imposition of an appropriate condition to ensure that the new stonework is an exact match for the existing including the use of a matching lime mortar.

Town Council reference	2
Ward	Bradford on Avon South
Planning Application Number	20/11619/LBC
Type of application	LBC
Date to comment	05.02.21
Town Council meeting date	27.01.21
Case Officer	Yancy Sun
Applicant	Amanda & Mark Atherton and Riley
Address	5 Trowbridge Rd BA15 1EE
Description of work	Demolition of existing single storey extension and replacement with larger single storey extension, and associated minor works
Town Council recommendation	PERMIT - No objection subject to the imposition of an appropriate condition to ensure that the new stonework is an exact match for the existing including the use of a matching lime mortar.

Town Council reference	3
Ward	Bradford on Avon South
Planning Application Number	21/00175/DP3
Type of application	DP3
Date to comment	11.02.21
Town Council meeting date	27.01.21
Case Officer	Mike Wilmott
Applicant	Wiltshire Council
Address	Bradford on Avon Swimming pool BA15 1DF
Description of work	Installation of Solar panels
Town Council recommendation	PERMIT - This is very welcome in adding to renewable energy generation in the town. thereby helping with the Climate Emergency and the future-proofing of the Swimming Pool/Leisure Centre.

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Town Council reference	4
Ward	Bradford on Avon South
Planning Application Number	20/11084/FUL
Type of application	FUL
Date to comment	05.02.21
Town Council meeting date	27.01.21
Case Officer	Eileen Medlin
Applicant	Mrs G Bedford
Address	28 Southleigh BA15 2EQ
Description of work	Front infill single storey extension
Town Council recommendation	PERMIT - No objections

Town Council reference	5
Ward	Bradford on Avon South
Planning Application Number	20/11072/FUL
Type of application	FUL
Date to comment	05.02.01
Town Council meeting date	27.01.21
Case Officer	Eileen Medlin
Applicant	Marisol & Justin Cavieres-Riley
Address	13 Southleigh BA15 2EQ
Description of work	Proposed roof lift, rear extension and remodelling
Town Council recommendation	REFUSE - The design of the extension is not in keeping the host building and other buildings in the street. This proposal for a large extension to the property will have a significant impact on neighbours particularly with the introduction of a rear balcony that overlooks neighbouring gardens. There should be an appropriate ecological assessment completed and submitted as part of the application. See additional comments

Town Council reference	6
Ward	Bradford on Avon South
Planning Application Number	20/10722/FUL
Type of application	FUL
Date to comment	08.02.21
Town Council meeting date	27.01.21
Case Officer	Yancy Sun
Applicant	Mrs N Bright
Address	Winderleaze, Elmscross, BA15 2AD
Description of work	Two storey side and rear extension, single storey rear extension, loft conversion with dormers.
Town Council recommendation	PERMIT - with condition that size of the application and the ecological impact on the area are appropriately assessed. The plans are poorly presented and difficult to interpret and still appear to be too large. See additional comments.

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Town Council reference	7
Ward	Bradford on Avon South
Planning Application Number	20/11305/TCA
Type of application	TCA
Date to comment	02.02.21
Town Council meeting date	27.01.21
Case Officer	Sue Morgan
Applicant	Mr A Martin
Address	115 Trowbridge Rd BA15 1EQ
Description of work	2 x apple trees - crown reduce by 2m
Town Council recommendation	PERMIT - No objections

Town Council reference	8
Ward	Bradford on Avon South
Planning Application Number	20/11417/DP3
Type of application	DP3
Date to comment	10.02.21
Town Council meeting date	27.01.21
Case Officer	Steven Sims
Applicant	Christchurch School
Address	Christchurch Primary School BA15 1ST
Description of work	To renew the planning permission for the existing single mobile classroom with toilets, mobile no. 663
Town Council recommendation	PERMIT - No objections

Town Council reference	9
Ward	Bradford on Avon South
Planning Application Number	20/10863/FUL
Type of application	FUL
Date to comment	05.02.21
Town Council meeting date	27.01.21
Case Officer	Sue Morgan
Applicant	Miss Glasbrook
Address	The Cowshed Holt Rd BA15 1AJ
Description of work	Erection of 1 No. self-build dwelling and associated works including the conversion of the existing Cowshed to ancillary accommodation
Town Council recommendation	PERMIT - Planning is already approved for a much larger house on this site. The presentation at previous meeting and plans on the portal show a welcome, smaller, Carbon-neutral home. See additional comments

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Town Council reference	10
Ward	Bradford on Avon North
Planning Application Number	20/10862/FUL
Type of application	FUL
Date to comment	12.02.21
Town Council meeting date	27.01.21
Case Officer	Steven Sims
Applicant	Miss Glasbrook
Address	The Hall Estate, Silver St
Description of work	To remove the existing temporary building and replace the former timber gate at Silver St with the new timber gate.
Town Council recommendation	PERMIT - No objections

Town Council reference	11
Ward	Bradford on Avon North
Planning Application Number	21/00243/LBC
Type of application	LBC
Date to comment	12.02.21
Town Council meeting date	27.01.21
Case Officer	Steven Sims
Applicant	Miss Glasbrook
Address	The Hall Estate - The Cow Shed
Description of work	To remove existing temporary building and replace the former timber gate at Silver St with new timber gate.
Town Council recommendation	PERMIT - No objections

Town Council reference	12
Ward	Bradford on Avon North
Planning Application Number	20/209524/FUL
Type of application	
Date to comment	28.01.21
Town Council meeting date	27.01.21
Case Officer	Yancy Sun
Applicant	Mrs D Gilbert
Address	16 Budbury Place
Description of work	Change of use from a 4 bed house to a 5 bed house for multiple occupancy
Town Council recommendation	REFUSE - A "no objection" comment was made on the application when first submitted to the E & P meeting of the 25.11.20 however it took into account the information available at the time. Having received representations and being made aware of the local access and parking deficiencies the Town Council has reviewed the proposal. Accordingly it withdraws its previous no objection comment and supports the planning objections made by neighbours

Additional Recommendations and comments from BOATC Planning Committee

Town Council reference	5
Ward	Bradford on Avon South
Planning Application Number	20/11072/FUL
Type of application	FUL
Date to comment	05.02.01
Town Council meeting date	27.01.21
Case Officer	Eileen Medlin
Applicant	Marisol & Justin Cavieres-Riley
Address	13 Southleigh BA15 2EQ
Description of work	Proposed roof lift, rear extension and remodelling
Town Council recommendation	

This does not appear to consider the ecological impact. The roof removal is likely to require preliminary ecological assessment, particularly considering bat roosts, prior to application or as a condition. The application form used here does not appear to include the question regarding protected species impacts. The site is proximate to known important bat roosts, used at different times of the year – including swarming and hibernation, so surveys should account for possible seasonal occupation and mitigation. Also, refer to WC ecologists.

Town Council reference	6
Ward	Bradford on Avon South
Planning Application Number	20/10722/FUL
Type of application	FUL
Date to comment	08.02.21
Town Council meeting date	27.01.21
Case Officer	Yancy Sun
Applicant	Mrs N Bright
Address	Winderleaze, Elmscross, BA15 2AD
Description of work	Two storey side and rear extension, single storey rear extension, loft conversion with dormers.

Town Council recommendation

This does not appear to consider the ecological impact. The roof removal is likely to require preliminary ecological assessment, particularly considering bat roosts, prior to application or as a condition. The application form used here does not appear to include the question regarding protected species impacts. The site is proximate to known important bat roosts, used at different times of the year – including swarming and hibernation, so surveys should account for possible seasonal occupation and mitigation. Also, refer to WC ecologists.

Town Council reference	9
Ward	Bradford on Avon South
Planning Application Number	20/10863/FUL
Type of application	FUL
Date to comment	05.02.21
Town Council meeting date	27.01.21
Case Officer	Sue Morgan
Applicant	Miss Glasbrook
Address	The Cowshed Holt Rd BA15 1AJ
Description of work	Erection of 1 No. self-build dwelling and associated works including the conversion of the existing Cowshed to ancillary accommodation

Town Council recommendation

The ecological statement for this development, carried out by Engain, does not appear to be shown on the planning portal, though it is referenced. Please ensure that this statement is assessed by WC ecologists. Statement includes reference to low impact lighting – ensure that this is included in any ecologist survey.