



BRADFORD ON AVON TOWN COUNCIL

You are hereby summoned to a meeting of the
VIRTUAL ENVIRONMENT & PLANNING COMMITTEE MEETING
to be held,
on
Tuesday 9th February 2021 at 7.00. p.m.

AGENDA

Thursday 4th February 2021
Sandra Bartlett
Town Clerk



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 these will be 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 13th January and the delegated Virtual Minutes of meeting for 27th January 2021.

4 Declarations of Interests
To receive any Declaration(s) of Interest under The Relevant Authorities (Disclosable Pecuniary Interest) Regulation 2012 made under Section 30 (3) of the Localism Act 2011 and under the Code of Conduct adopted by the Town Council.

5 Planning Applications
(i) To consider any delegated decisions to be made.

6 Local Plan Consultation.

7 Chairman's report and Environmental update.

8 Neighbourhood Planning – WALPA.

9 Correspondence for Action.

10 Correspondence to note.

11 Zoom details
<https://zoom.us/j/94260546512?pwd=NHpLR01Rd2N6Q1RobWt2bG5lVGnLUT09>

BRADFORD ON AVON TOWN COUNCIL
 PLANNING APPLICATIONS CONSIDERED AT THE VIRTUAL ENVIRONMENT & PLANNING
 COMMITTEE MEETING ON TUESDAY 9TH FEBRUARY 2021

Town Council reference	1
Ward	Bradford on Avon North
Planning Application Number	20/10668/FUL
Type of application	FUL
Date to comment	11.02.21
Town Council meeting date	09.02.21
Case Officer	Yancy Sun
Applicant	Mr Berry
Address	10 Belcombe Place
Description of work	Replacement of outbuildings with a garden store. Replacement of existing conservatory with a new two-storey side extension with balcony at first floor and second floor. Raising height of roof to allow for conversion of loft and the addition of a dormer window. Erection of an underground detached garage. Alterations to garden levels and installation of steps.
Town Council recommendation	-

Town Council reference	2
Ward	Bradford on Avon North
Planning Application Number	20/01557/FUL
Type of application	FUL
Date to comment	12.02.21
Town Council meeting date	09.02.21
Case Officer	Steve Vellance
Applicant	Paul and Caroline Welland
Address	Belcombe Court
Description of work	Internal remodelling of the areas altered in the 1990's in the north and east wings. Modest single storey kitchen extension
Town Council recommendation	-

Town Council reference	3
Ward	Bradford on Avon North
Planning Application Number	20/11498/LBC
Type of application	LBC
Date to comment	12.02.21
Town Council meeting date	09.02.21
Case Officer	Steve Vellance
Applicant	Paul and Caroline Welland
Address	Belcombe Court
Description of work	Internal remodelling of the areas altered in the 1990's in the north and east wings. Modest single storey kitchen extension
Town Council recommendation	-

BRADFORD ON AVON TOWN COUNCIL
PLANNING APPLICATIONS CONSIDERED AT THE VIRTUAL ENVIRONMENT & PLANNING
COMMITTEE MEETING ON TUESDAY 9TH FEBRUARY 2021

Town Council reference 4
Ward Bradford on Avon South
Planning Application Number 20/11101/FUL
Type of application FUL
Date to comment 19.02.21
Town Council meeting date 09.02.21
Case Officer Yancy Sun
Applicant Harlees
Address 56 Frome Rd BA15 1LA
Description of work Replacement of parking area with new external dining area and servery.
Town Council recommendation -

Town Council reference 5
Ward Bradford on Avon South
Planning Application Number 20/10001/LBC
Type of application LBC
Date to comment 19.02.21
Town Council meeting date 09.02.21
Case Officer Russell Brown
Applicant Mr S Graver
Address 45 Newtown BA15 1NG
Description of work Removal of existing 3rd floor staircase, close off at ceiling level, re plaster and make good to landing. Create new staircase on 2nd floor front bedroom and associated works
Town Council recommendation -

Town Council reference 6
Ward Bradford on Avon South
Planning Application Number 21/00423/TCA
Type of application TCA
Date to comment 19.02.21
Town Council meeting date 09.02.21
Case Officer Bev Griffin
Applicant Mr Marshman
Address 13 Regents Place BA15 1ED
Description of work T1 - Crown reduce Spruce tree approx 2.5m
Town Council recommendation -

BRADFORD ON AVON TOWN COUNCIL
PLANNING APPLICATIONS CONSIDERED AT THE VIRTUAL ENVIRONMENT & PLANNING
COMMITTEE MEETING ON TUESDAY 9TH FEBRUARY 2021

Town Council reference	7
Ward	Bradford on Avon North
Planning Application Number	20/11538/FUL
Type of application	FUL
Date to comment	18.02.21
Town Council meeting date	09.02.21
Case Officer	Selina Parker-Miles
Applicant	Mr & Mrs P Alder
Address	25 Whitehill BA15 1SQ
Description of work	Demolition of approx 10 sq m of existing building and new construction to form extension to form kitchen and dining area with bedroom and en-suite facilities over Internal alterations and replacement of the existing porch to change the access to the dwelling
Town Council recommendation	-

Town Council reference	8
Ward	Bradford on Avon North
Planning Application Number	21/00157/FUL
Type of application	FUL
Date to comment	19.02.21
Town Council meeting date	09.02.21
Case Officer	Selina Parker-Miles
Applicant	Mr & Mrs J Miller
Address	12 Ashley Rd BA15 1RN
Description of work	Proposed 1st floor extension
Town Council recommendation	-

Town Council reference	9
Ward	Bradford on Avon North
Planning Application Number	20/10098/FUL
Type of application	FUL
Date to comment	10.02.21
Town Council meeting date	09.02.21
Case Officer	Yancy Sun
Applicant	Mr B Perkins Brown
Address	8 Budbury Place
Description of work	Single and two storey extension to the front elevation, kitchen to the rear and internal alterations.
Town Council recommendation	-

Malmesbury Town Council

(ENGLAND'S OLDEST BOROUGH - CHARTER GRANTED 880)



Telephone: (01666) 822143
Facsimile: (01666) 826166
E-mail: administration@malmesbury.gov.uk

THE TOWN HALL
MALMESBURY
WILTSHIRE
SN16 9BZ

Date insert

Letter to Leader and Chief Executive of Wiltshire Council and Wiltshire MP's

Wiltshire Council:

CLlr Philip Whitehead – Leader Wiltshire Council
Terence Herbert – Chief Executive, Wiltshire Council

Cc Toby Sturgis, Cabinet Member for Spatial Planning, Development Management and Investment
Cc Wiltshire Councillors

MPs:

Michelle Donelan – Conservative – Chippenham
John Glen – Conservative – Salisbury
James Gray – Conservative – North Wiltshire
Danny Kruger – Conservative – Devizes
Andrew Murrison – Conservative – South West Wiltshire

CC: Robert Buckland – Conservative – Swindon South
CC: Justin Tomlinson – Conservative – Swindon North

Dear Colleague

The Future of Neighbourhood Planning in Wiltshire

On the 13th August 2020 over 30 Parish and Town Councils in Wiltshire representing over 50% of the population of Wiltshire wrote to you asking for your urgent support to protect the future of Neighbourhood Planning in Wiltshire. I have attached a copy of our letters.

We have received words of support and agreement from the leadership of Wiltshire Council and our representatives in Parliament but there has not yet been progress by us together in Wiltshire or by government (on the essential amendments to the current NPPF) that will enable Wiltshire's democratically made Neighbourhood Plans to continue to flourish and function.

The current situation is as follows:

1. Wiltshire Council has confirmed (Dec 2020) that it has not achieved a 5 year land supply for housing for planning decision making purposes for a second year running. Made Neighbourhood Plans in Wiltshire that are more than two years old continue to be exposed to unplanned housing developments.

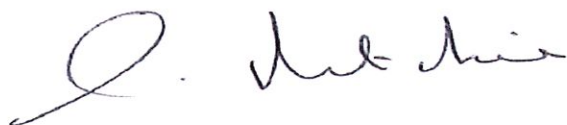
2. The current review period for a made Neighbourhood Plan is a minimum of 15.5 months and requires a huge voluntary effort. The two year rule means that Neighbourhood Plans intended to be valid for 10 years or more have to be in continuous review to stay valid. We all agree this is not sustainable.
3. Wiltshire Council is in the middle of consultation on the Wiltshire Local Plan. We all agree that the aim of this Plan - to create a framework for coherent future development based on Housing Market Areas through to 2035 - is undermined by the continuing absence of a 5 year land supply for housing.
4. We believe you can do so much more to facilitate a shared action plan to tackle the issues preventing Wiltshire having a 5year land supply for housing. The statement by the Leader of Wiltshire Council in August 2020 that **"I think we've got a problem with developers not building out the planning permissions they've got."** must be followed up. In particular we would like the opportunity to propose a number of practical steps that will enable us together to more quickly achieve the aim¹ that 'The views of the local community, particularly those of Town and Parish councils will be important in considering potential benefits and impacts of proposals when planning applications are determined.'

We would re-iterate that there appears to be a broad consensus between the Parish and Town Councils, Wiltshire Council officers, the leadership of Wiltshire Council and our Wiltshire MPs on the results we want to see to protect the Future of Neighbourhood Planning. But we have to take steps together to deliver these results.

We would like to invite you to a meeting on the morning of Friday <> February – perhaps for convenience to coincide with your regular weekly meeting with the leadership of Wiltshire Council - where we can discuss and agree a common approach that can best protect the future of Neighbourhood Planning in Wiltshire.

We look forward to hearing from you.

Yours sincerely



Campbell Ritchie
Mayor, Malmesbury Town Council

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

¹ as written in Wiltshire Council Briefing Note 20-37 on the measures being adopted in view of the shortfall in the 5 year supply of land for housing

Press Release

Notes to Editors:

1. The letters of the 13th August attached.
2. The latest letter despatched today attached.
3. Public comments by the leaders of Wiltshire Council and MPs following our letters of 13th August 2021:

Wiltshire Conservative MP James Gray sums up the situation as stated in the press in August 2020. **“There is a fundamental flaw in the method of calculating the five-year housing land supply figures. Land on which planning permission has been granted, but on which developers have not yet started building does not count. Developers are thereby incentivised to delay the start of building until the very last minute since by doing so they stand a better chance of getting permission on land which would otherwise not be available to them. That drives a coach and horses through the Neighbourhood Planning process.”** Reference:

From Danny Kruger MP
7th November 2020

Dear Mr Ritchie,

Thank you for your email about the planning process. I share your concerns and I am in discussion with my fellow Wiltshire MPs about how we can best support our towns, like Malmesbury, to protect their Neighbourhood Plans. I look forward to working with you and other Town and Parish councils on this vital agenda.

Best wishes,

Danny

Leader of Wiltshire Council:

The Leader of Wiltshire Council, Cllr. Philip Whitehead also recognises this situation and advised that across the country, there is outstanding permission for around 1 million new homes. He said in Cabinet in August 2020 **“I think we’ve got a problem with developers not building out the planning permissions they’ve got.**

4. A selection of planning applications from developers seeking to exploit the current situation and photos of the sites:

4. Changes the Town and Parish councils are asking to be made to national planning rules (The National Planning Policy Framework) following amendments made in 2019 to reduce the influence of Neighbourhood Plans in the planning process in favour of developers.

The specific changes being sought are:

- a. The dropping of the NPPF Section 14 requirement that, to be taken into consideration, Neighbourhood Plans must be less than 2 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.

5. Town and Parish Councils signing the joint letter plus contacts: Attached.

The Councils have been meeting together over video conference since July 2020 and have created an informal alliance on this and related matters called the Wiltshire Area Localism and Planning Group (WALPA). Together they are they the first level of local government for over 215,000 residents in Wiltshire.

5: Questions and more information: Please contact the Clerk of the Town or Parish Council most relevant to your outlet, or as indicated on the attached contact list. For the purposes of this Press Release, Campbell Ritchie, Mayor of Malmesbury, is also a spokesperson and contact for questions: campbellrmtc@gmail.com. T: 07802638424.

PRESS RELEASE

Urgent Action Needed to Protect our Neighbourhood Plans

Embargoed until 10:00am <>

What was the point of communities working hard to produce Neighbourhood Plans only to find that after 2 short years the locally agreed policies can be over-turned by aggressive developers?

Over 30 town and parish councils across Wiltshire have appealed for help from Wiltshire Council and Wiltshire's five MPs to protect the future of Neighbourhood Planning in Wiltshire.

Wiltshire's town and parish councils are suffering because of significant loopholes in planning legislation means our carefully drafted Neighbourhood Plans can be over-ruled, unless Wiltshire Council is able consistently to maintain 5-years' worth of available housing land. At the moment, Wiltshire does not have that critical 5-year supply which means that developers are challenging Neighbourhood Plans as soon as they are 2 years old.

Speaking on behalf of more than 30 town and parish councils, Mayor of Malmesbury Campbell Ritchie said, "There is agreement between ourselves, the leadership of Wiltshire Council and most of our local MPs, that urgent changes are needed to protect Neighbourhood Plans in Wiltshire. Wiltshire Council's planning policies are being smashed by developers seeking to take advantage of this unfortunate situation. The huge effort going into creating the next stage of the Wiltshire Local Plan for housing and development is also being undermined."

"We are calling now for a joint effort to achieve the changes we all want. We have requested an urgent meeting with the leaders of Wiltshire Council and our MPs to develop a shared and public plan to protect Neighbourhood Planning in Wiltshire. We are looking forward to being able to report a positive outcome."

Ends