

BRADFORD ON AVON TOWN COUNCIL
 PLANNING APPLICATIONS TO BE CONSIDERED AT THE DELEGATED ENVIRONMENT &
 PLANNING COMMITTEE MEETING ON WEDNESDAY 21ST APRIL 2021

Town Council reference 1
 Ward BRADFORD ON AVON NORTH
 Planning Application Number 21/02064/FUL
 Type of application FUL
 Date to comment 16.04.21
 Town Council meeting date 21.04.21
 Case Officer Steven Sims
 Applicant
 Address 3 Kingston Rd BA15 1AB
 Description of work Erection of two storey building incorporating ground floor parking & apartment above
 Town Council recommendation REFUSE - REJECT (recommend call in if Officers are minded to approve) see attached comment. See additional comments.

Town Council reference 2
 Ward BRADFORD ON AVON NORTH
 Planning Application Number 21/02603/LBC
 Type of application LBC
 Date to comment 16.04.21
 Town Council meeting date 21.04.21
 Case Officer Steven Sims
 Applicant
 Address 3 Kingston Rd BA15 1AB
 Description of work Erection of two storey building incorporating ground floor parking & apartment above
 Town Council recommendation REFUSE - REJECT (recommend call in if Officers are minded to approve) see attached comment. See additional comments.

Town Council reference 3
 Ward BRADFORD ON AVON NORTH
 Planning Application Number PL/2021/03434
 Type of application
 Date to comment 03.05.21
 Town Council meeting date 21.04.21
 Case Officer Bev Griffin
 Applicant Mr Lewis-Dale
 Address 35 Martins Whitehill BA15 1SQ
 Description of work Tree application
 Town Council recommendation REFUSE - REFUSE: No reason given for felling 4 trees. All tree work should avoid disturb nesting birds and should not be undertaken until after August.

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Town Council reference	4
Ward	BRADFORD ON AVON NORTH
Planning Application Number	PI/2021/03305
Type of application	
Date to comment	29.04.21
Town Council meeting date	21.04.21
Case Officer	Bev Griffin
Applicant	
Address	15 Trowbridge Road BA15 1EE
Description of work	T1 - Coniferous Spruce - Front garden - Trim/Prune request T2 - Coniferous Spruce - Back garden - Fell T3 - Replacement of existing hedge with laurels T4 - Replace felled tree with a replacing of a silver birch .
Town Council recommendation	PERMIT - PERMIT with conditions: Perhaps a smaller, more suitable tree could replace T2. No tree work should be undertaken until after nesting season (end August)

Town Council reference	5
Ward	BRADFORD ON AVON NORTH
Planning Application Number	PL/2021/02090/FUL
Type of application	FUL
Date to comment	28.04.21
Town Council meeting date	21.04.21
Case Officer	Jemma Foster
Applicant	Mr A Phillips
Address	The Elms 16a Ashley Rd BA15 1RS
Description of work	Erection of wooden workshop in garden at front of house
Town Council recommendation	No Comment - Not able to view this application

Town Council reference	6
Ward	BRADFORD ON AVON NORTH
Planning Application Number	PL/2021/03045/FUL
Type of application	FUL
Date to comment	28.04.21
Town Council meeting date	21.04.21
Case Officer	Selina Parker Miles
Applicant	
Address	11 Woolley Drive BA15 1AU
Description of work	Erection of a single storey rear extension
Town Council recommendation	No Comment - Not able to view this application

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Town Council reference 7
 Ward BRADFORD ON AVON NORTH
 Planning Application Number PL/2021/02496/FUL
 Type of application FUL
 Date to comment 07.05.21
 Town Council meeting date 21.04.21
 Case Officer Selina Parker Miles
 Applicant Mr A Abercrombie
 Address 25 Leigh Park Rd BA15 1TE
 Description of work Single storey side and front extension (Garage conversion to be undertaken under permitted development and my precede other works)
 Town Council recommendation No Comment - Not able to view this application

Town Council reference 8
 Ward BRADFORD ON AVON NORTH
 Planning Application Number 2021/01946/FUL
 Type of application FUL
 Date to comment 04.05.21
 Town Council meeting date 21.04.21
 Case Officer Julie Terzoudis
 Applicant
 Address 15 Meadowfield BA15 1PL
 Description of work Erection of extension, widening of access, provision of additional car parking and associated works, including demolition of structures, and the installation of an entrance gate and erection of a 1.8m boundary fence
 Town Council recommendation No Comment - Not able to view this application

Town Council reference 9
 Ward BRADFORD ON AVON NORTH
 Planning Application Number 2021/03784
 Type of application
 Date to comment 05.05.21
 Town Council meeting date 21.04.21
 Case Officer Sue Morgan
 Applicant Bradford Pres Trust
 Address The Granary Barton Farm BA15 1LF
 Description of work Fell 2 x Field Maples growing under wall - danger of wall collapsing and roots undermining the wall - request cut back to base level and treat roots
 Town Council recommendation PERMIT - Regrettable to lose mature trees, but clearly shown to be damaging walls. Possible nearby replacement plantings suggested. No tree work should be undertaken until after nesting season (end August)

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Town Council reference 10
 Ward BRADFORD ON AVON SOUTH
 Planning Application Number 20/11101/FUL (revised plans)
 Type of application FUL
 Date to comment 04.05.21
 Town Council meeting date 21.04.21
 Case Officer Yancy Sun
 Applicant
 Address 56 Frome Road BA15 1LA
 Description of work Replacement of parking area with new external dining area and
 servery.
 Town Council recommendation PERMIT - PERMIT with conditions: No objection in principle subject
 to only a temporary permission and satisfactory resolution of the
 problems identified by the neighbours. See attached comment.

Town Council reference 11
 Ward BRADFORD ON AVON NORTH
 Planning Application Number 20/11247/FUL
 Type of application FUL
 Date to comment
 Town Council meeting date 21.04.21
 Case Officer Jen Collins
 Applicant
 Address 19 Silver Street
 Description of work Conversion of existing garden court into kitchen, existing kitchen
 into a new snug & refit the bathroom
 Town Council recommendation PERMIT - No objections

Town Council reference 12
 Ward BRADFORD ON AVON NORTH
 Planning Application Number 21/00604/LBC
 Type of application LBC
 Date to comment
 Town Council meeting date 21.04.21
 Case Officer Jen Collins
 Applicant
 Address 19 Silver Street
 Description of work Conversion of existing garden court into kitchen, existing kitchen
 into a new snug & refit the bathroom
 Town Council recommendation PERMIT - No objections

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Town Council reference	13
Ward	BRADFORD ON AVON NORTH
Planning Application Number	20/10668/FUL (revised plans)
Type of application	FUL
Date to comment	28.04.21
Town Council meeting date	21.04.21
Case Officer	Yancy Sun
Applicant	
Address	10 Belcombe Place BA15 1NA
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 wi
Town Council recommendation	REFUSE - REFUSE: for the reasons previously given. The proposed alterations do not address the problems identified with the original proposal and all previous objection still apply.

See additional comments on pages 6 & 7

Additional comment for Application Number 21/02064/FUL 21/02603/LBC

3 Kingston Rd BA15 1AB - Erection of two storey building incorporating ground floor parking & apartment above

This proposal for a new building on the corner of Kingston Road and Mill Lane is highly damaging to the locality and should be refused. This corner site has never been built on and its open character is essential in protecting the settings of Kingston House, New Mills, the former Laboratory Building and, importantly, The Hall and its gardens. There are significant historic links between The Hall and the industrial developments of the Kingston Mill site which need to be protected and there are many key views that would be destroyed by the proposal. In particular Kingston House with the Iron Duke are the focus of the view from Mill Lane looking south which would disappear completely. The Iron Duke as a community project is an intriguing part of Bradford's history and of considerable interest to our many visitors.

Recommendation

Refuse for the following reasons:

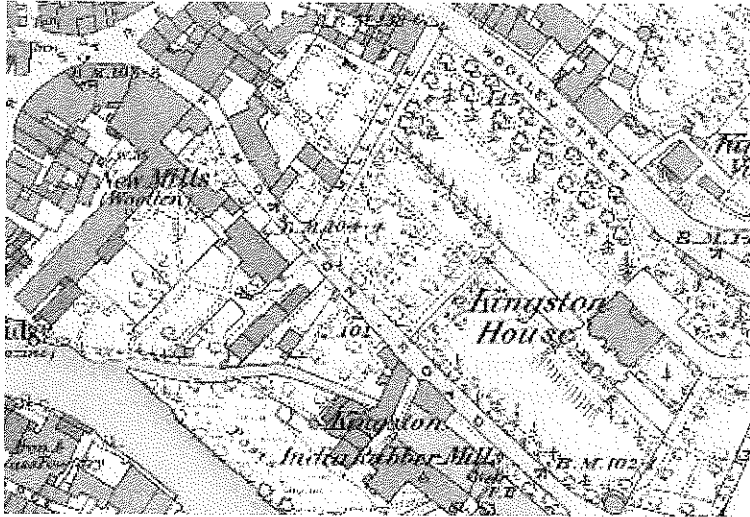
This corner site of Kingston Road with Mill lane has never been built on and its open character is a key element in the conservation area.

The view looking down Mill Lane is identified in the Conservation Area Character Assessment as important with Kingston House and the Iron Duke forming the focus. The re-location of the Iron Duke to the town was a major community project led by the Bradford on Avon Preservation Trust and its setting is of value as a key part of Bradford's history. The proposed building obliterates this very attractive view.

The buildings of Kingston Road are architecturally distinguished. This includes the Vaults, The former Spencer Moulton Laboratory Building, Manvers House and Kingston House. The form, scale and design of the proposed building does not respect this historic pattern and is damaging to the setting.

Much of the information in the Design and Access Statement is irrelevant in the context of this proposal and other aspects are simply incorrect. It is claimed that the scheme aims to introduce a new two storey mews style building within the existing carpark to Manvers House, and the design seeks to visually enhance the corner of Mill Lane and Kingston Road with a building of character and presence.

The photographic information (Figure 4.2) is a distorted view. When viewed on the ground the current openness of the corner is far from unsatisfactory in the context of the conservation area but essential to protect the setting of nearby listed building. The suggestion that the "new building will hug the boundary on Mill Lane which is consistent with the existing streetscape" is incorrect in that most of the frontage of the west side of Mill Lane is open. The historic form of development is shown on this 1884 map which shows clearly that frontage development along Mill Lane is limited.



The impact of the proposed development on the setting of The Hall has not been adequately examined. There are references to the effect of overlooking from the development but no accurate information on the more important views out. The Hall Gardens are of increasing interest to the townspeople and visitors as the grounds are once again being opened as a significant attraction. It is now even more important to protect and enhance the visitor attraction as the town emerges from the effects of Covid. The written advice from Historic England is qualified by stating that no site visit was possible, and that the response is made with reference to the information submitted by the applicant. The impact on views out cannot be assessed without a site visit and these HE comments need to be considered accordingly. The proposed building would also block the long view of The Hall from Kingston Road which is one of the few town centre locations from where this very fine house can be seen. This can be seen on photo. 4.3 of the D+A Statement page 8.

At the south end of Mill Lane, the wall to the Hall estate steps to a low level. This means that currently visitors to the Hall and garden can see the relationship of the Hall to the industrial legacy of the town including the Iron Duke, the street elevation of Kingston House and the long view to New Mills which add greatly to both historic and architectural interest.

The proposal is for a 3-bedroom dwelling but with only a small outside terrace on the north side at first floor level and thus the amenity for a family house is poor.

If it is considered that further development is acceptable on the Manvers House site, then the form should follow historic precedent of a small sub-servient building at right angles to Mill Lane with the corner kept open as shown on the 1884 map.

Town Council reference	10
Ward	BRADFORD ON AVON SOUTH
Planning Application Number	20/11101/FUL (revised plans)
Type of application	FUL
Date to comment	04.05.21
Town Council meeting date	21.04.21
Case Officer	Yancy Sun
Applicant	
Address	56 Frome Road BA15 1LA
Replacement of parking area with new external dining area and servery.	
Town Council recommendation	PERMIT

Recommend

The proposal has been reduced in scale with 3 car-parking spaces now provided on site and seating accommodation less than previously shown. The line has been set back to the corner of the Grocery Basket building and additional information has been provided on the preparation of food etc. There are significant neighbour objections from some of the occupants of Stones Court some of which might be resolved by conditions.