

Town Development Committee

Town Development Committee

23/11/2021 19:00 - 20:00 ((UTC+00:00) Dublin, Edinburgh, Lisbon, London)

AGENDA

Topic	
1 7.00pm QUESTION TIME OPEN TO THE PRESS AND PUBLIC (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. <i>The question should not be a statement and limited to no more than 2 minutes.</i>	
2 Apologies To accept any apologies	
3 Minutes <i>To approve the minutes of the last meeting held on the 21st September 2021.</i> 2021.09.21_TD minutesJV.pdf	3
4 Matters arising (FOR INFORMATION ONLY) - none	
5 Declarations of interest <i>To receive any Declaration(s) of Interest under The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012 made under Section 30 (3) of the Localism Act 2011 and under the Code of Conduct adopted by the Town Council</i>	
6 Chairman's Report <i>Chairman's report attached.</i> 23.11.21 Chairman's Report.pdf	9
7 Delegated decisions <i>To note the minutes and decisions taken under delegated powers. These minutes are not for discussion. Minutes for Delegated Planning meetings for 6th & 20th October 2021. 3rd and 17th November 2021.</i> 2021.10.06_Del Plan mtg.pdf 2021.10.20_mins.pdf 2021.11.03_mins.pdf	10 13 16
8 Poulton Park <i>Results of public consultation held on the 10th/11th September 2021 to follow.</i> 2021-11-23 Poulton Park Consultation Committee Report.pdf	20
9 Culver Close Consultation <i>Results on the public consultation held on the 10th/11th September 2021 to follow.</i> 2021-11-23 Culver Close Consultation Committee Report.pdf	26
10 One Public Estate <i>Cllr Gibson to report on latest situation.</i>	
11 War memorial <i>To approve repairs and maintenance to the war memorial and to create a new plinth for the Canadian memorial.</i> War Memorial.pdf	33
12 Old Golf Course Working Group <i>To note that Cllrs Bessant, Kay, Potter and Vittles have volunteered to be on the Working Group. Groups to be approached to join include Preservation Trust, Climate Friendly and Keep it Green Bradford on Avon.</i>	
13 Date of next meeting <i>The next meeting has been arranged for 25th January 2022.</i>	

Attendees

CLlr Alex Kay Unconfirmed

CLlr Alison Potter Unconfirmed

CLlr David Garwood Unconfirmed

CLlr Emma Franklin Unconfirmed

CLlr Jack Vittles Unconfirmed

CLlr Kate Bessant Unconfirmed

CLlr Katie Vigar Unconfirmed

CLlr Sam Blackwell Unconfirmed

CLlr Sarah Gibson Unconfirmed

CLlr Simon Mcneill-Ritchie Unconfirmed

CLlr Tim Trimble Unconfirmed

Ian Brown Unconfirmed



**Bradford on Avon
Town Council**



**LOCAL COUNCIL
AWARD SCHEME
QUALITY GOLD**

Minutes of the Bradford on Avon Town Council
Town Development Committee

Held at St. Margaret's Hall, Bradford on Avon on
21st September 2021 at 7.00pm

Present:

Cllr J Vittles (Chairman)
Cllr K Bessant (Vice-Chairman)
Cllr D Garwood
Cllr S Gibson
Cllr A Kay
Cllr S McNeill-Ritchie
Cllr A Potter
Cllr T Trimble
Cllr K Vigar
Ian Brown – Director of Operations
Sandra Bartlett – Town Clerk
Katie Ponsford – Tourism & Events Officer

Members of the Public: John Potter, Kate Nottage, Chris Spence, Alan Roland Price, Richard Anderson, John Wigham and Marsha Mars and 10 others.

Katie Ponsford the Town Council's new Tourism and Events Officer was introduced to the council. She had been in post since 9th September 2021.

12. Declarations of interest - none

13. Minutes

It was proposed by Cllr Trimble seconded by Cllr Vigar and with all in favour it was **RESOLVED:** That the minutes of the last meeting held on the 13th July 2021 be accepted as a true record.

14. Matters arising – none

15. Chairman's Report

Chairman reported that he had attended two successful consultations on the weekend of 10/11 September. One on Poulton Park and the other on Culver Close.

He thanked Katie Ponsford and all the volunteers who helped with the Heritage Open Days held last weekend with 700 people and £165 in donations towards to the upkeep of the lockup on the town bridge.

He had also attended a Christmas lights Working Group with Cllr Garwood to make this year's display as good as ever.

16. Delegated decisions

Delegated decisions noted 21st July, 4th and 18th August, 1st and 15th September 2021. Cllr Kay requested to see a final list of any delegated decisions due to be sent to Wiltshire Council.

17. Poulton Park

Cllr Gibson thanked Chris Hogg for all his hard work on setting up the consultation boards. She said that on the Friday 168 people commented and 270 on the Saturday, with residents from the surrounding area and all opinions taken into account. Cllr Bessant asked about the fundraising for the skateboard park. Director of Operations said there was £115,500 in the account plus £50,000 from Colonel William Llewellyn Palmer Educational Charity, funds were due in from Wiltshire Council, plus £17,500 from the skateboard auction, totalling £183,000. Cllr Bessant asked for round of applause for Carl Jones who was instrumental in organising the Art Deco project with all the skateboard decks with artwork for auction. Carl managed to get all the artists involved in the project which resulted in a large amount of money being raised. Cllr Bessant asked for the timescales on this project. Director of Operations advised that we had no timescales at the moment and the lottery bid had not gone in yet because they had been dealing with pandemic bids only but that we were working with WASP (Wiltshire and Swindon Partnership) the Chief Executive was assisting and helping with the bid. Director of Operations advised that a national lottery representative was invited to the recent public consultation but was unable to attend due to holidays. Cllr Gibson thought that the construction of the skatepark will start in spring next year. She said that public consultation is expected as part of the national lottery application process. Cllr Vigar advised that the consultation process is ongoing until 24th September and should be extended for another week. This was agreed. Marsha Mars said that Mighty Girls were available for consultation on a Thursday in the youth club. She said that schools and youth also need to be consulted. She said that it was the young people who are going to use it and they need to be consulted with. Cllr Gibson said she did see skateboarders at the consultation in the Youth & Community Centre over the 2 days and they knew how a skatepark should be laid out. Mr Wigham said that the skateboard park will be built on a slope. He also questioned the ownership of the land. Cllr Gibson advised that the land will still be in public ownership and that permitted development had been given by Wiltshire Council. Mr Wigham pointed out that the houses flood in this area and that the skateboard park will exacerbate this problem. Cllr Trimble advised that he had found out about the drainage on the site. Wiltshire Council had put in French drains and two boreholes one of them is 80m deep. He said this was an expensive operation. Cllr Trimble said that any additional trees/hedges and planting will also help to soak up moisture.

18. Community Building Consultation at Culver Close

Cllr Gibson said that architects had drawn some plans to replace the existing pavilion possibly at another location on the site, as the existing pavilion was not fit for purpose. She said this will benefit the existing sporting groups who use it. Cllr Gibson explained and that consultation closes this Friday, which will be extended. Cllr Kay said that she would like to see the Victory Field pavilion regreened and the new pavilion to be a carbon neutral build eco pavilion. Alan Roland Price said he surprised no initial results were available yet. He was advised that we were still taking comments and collating results. Cllr Kay said that when the planning application is resubmitted for the cricket nets, consideration is given to materials and type of build. She said this should a council decision. Richard Anderson said he was disappointed with the drawings with 3 circles on it. He thought the pavilion should stay where it was. Chairman said that he had no fixed ideas and this was a first look for the whole town and make their opinions heard. He encouraged Mr Anderson to fill out the comment forms. Mr Anderson wanted to see more master planning stages. Cllr Gibson said this was a scoping options stage and more detail will come later in future consultations.

19. One Public Estate

Cllr Gibson explained that One Public Estate was centred on the station car park area. Back in 2014/15 when the Neighbourhood Plan was put together this area was listed as an area of opportunity. This area could be better used and give a doorway from the station into the town. We had an unsuccessful bid in June 2017 and Wiltshire Council had some funding to look at this again. Director of Operations had taken this matter up with the Chief Executive and Leader of Wiltshire Council. Cllr Gibson said that Wiltshire Council did not want any loss of car parking spaces. Wiltshire Council is due to come back to us at some point with a masterplan involving all the nearby stakeholders and some new ones.

20. Old Golf Club site

(i) Cllr Potter gave some history on the site. She said from 1926 the site was used as the town rubbish dump. It was closed in 1977 and West Wilts District Council sold the land to a Mr Montacute who developed it as a golf course. It had a Covenant which allowed for the land to be used for recreational and amenity purposes only.

Mr Montacute's intention was to buy the land across the river from the golf course and more land to the east to extend it to an 18-hole course, build a club house etc. Having failed to achieve this, he sold it to Mr John Hussey who continued to run it as a small golf course. In 2008 Mr Hussey applied for outline planning permission to build 197 houses on the site. Geotechnical Engineering Limited was commissioned to carry out a survey. They identified various potential sources of contamination and declared it a high risk to human health and soils, ground water, surface water and buildings. They gave it low risk to flora and fauna. Wiltshire Council refused permission on the grounds that these potential problems had not been dealt with thoroughly. Another reason for refusal was the access problems and the amount of traffic that would result from such a large development. The site closed as a golf course in 2019. In the current Covid crisis the space has proved even more valuable as a peace wildlife haven.

About 3 years ago, when the golf course was first closed, a group came together in the hope of saving the site as a green space. The owner was approached for a cost of the site at that time it was £2.2 million+. A daunting figure, but the group approached various bodies such as Wiltshire Wildlife Trust and the Woodland Trust to see if they were interested and researched ways of setting up a Community Interest Company or Community interest organisation to raise the money. Then Covid came along and they had to put a stop to their meetings. Even more people used the golf course for dog-walking etc. and offered their help in any way they could.

In March this year Wiltshire Council, in the Local Plan Review, designated the old golf course as one of 3 potential Development sites for housing, even though they had earlier ear-marked it as a potential part of the Blue-Green Corridor. We have to act quickly and the group "Keep it Green Bradford on Avon" was set up to contact everyone who wanted to save the golf course from development and ask them to write to Wiltshire Council to register their opposition. The original group grew, leaflets were printed and distributed through the town by volunteer. Wiltshire Council received over 6,400 responses to the Local Plan Review, 700 of which were from Bradford on Avon residents almost all of them in support of keeping the golf course as a green space. We are left now with what to do next. The main problem is the contamination. The owner is keen not to have any discussion. Any new owner could have huge costs dealing with any contamination into the river which could involve huge costs.

Beryl Turner asked if it could be built on with the contamination there. Cllr Potter advised that would cost a lot of money but we don't know.

Kate Nottage said that she agreed with John Potter's speech. She said it should be returned to the Covenant status that it could not be built on, as there is little risk to flora and fauna and that Wiltshire Council need to live up to their green statement about declaring a Climate Emergency.

Chris Spence agreed with John Potter and Kate Nottage, he would like to see it reopened as a green space. He wondered about the detail of the application that had been lodged for an Asset of Community Value would achieve, right to bid for the land not an automatic right to buy it. Who would take this on an existing body a new body and the risks involved managing the land, which has toxic waste, what is their appetite for this, how much will it cost, how will the cash be raised? He finds it hard to believe that an application should be supported without all these details. How will the Council progress these questions? Cllr Bessant said a nomination of Asset of Community Value is not an either or, have a Working Group that works to protect the golf course and decides about fundraising this is why she wanted it discussed at Full Council for those reasons, she put it in the nomination in just as a security measure, if the land goes up for sale, we then have 6 months and we are given first refusal. Chris Spence said this was not true, if the registration of the application succeeds, it gives you the right to bid with everybody else in a commercial sense, it does not give the right to buy or any

right to first refusal, there is no compulsion on the landowner to sell to you, which we why he was asking if the landowner had been engaged in this process which is material, if he has not, all you would do is put a registration on his title, which would annoy the landowner. There would be no good outcome then. Cllr McNeill-Ritchie said that at this moment in time we have no protection at all, registering as an asset of community value does not give a lot of protection, but if it is put up for sale, we have to be consulted and given a period of 6 weeks to indicate whether we bid for it and take part in the bidding. As is now we would not be consulted or involved that. He also understood that not a lot of discussion had gone on with the owner over the past two years. We need to weigh up the risk with someone who does not want to engage with us, versus having some sort of say should he wish to put it up for sale.

Cllr Kay read out a statement from Louise Weissel who gave her apologies for this meeting. She had discussed online with some of the members of our "Save BoA Golf Course" Facebook Group. She said that her members wished to support the town council in pushing forward with the nomination for Asset of Community Vale, as they don't see any problem with its submission and feel it all helps to stress to Wiltshire Council, the ecological and social importance of the site. If anything, she believes it helps us then to apply for the site to become an integral part of the Green and Blue Infrastructure (which Wiltshire Council is consulting on at the moment). Wiltshire Council says in its own GBI document ('Goal 3' of the GBI Executive Summary) that they will "Empower Local Communities to get more involved in the management and protection of local GBI taking ownership of local GBI asset and managing them for the benefit of the whole community where necessary. Cllr Gibson said it was already on the draft Green/Blue Infrastructure but had not been published yet. Cllr Kay her view is good if it helps then good essentially and then it has not done any harm either, which is why she wanted it discussed at Full Council to have some actions for it. Alan Roland Price asked whether there was an official valuation for the land before or after it was decontaminated. Cllr Gibson said that the land had not been decontaminated yet. She said its value is questionable because it had been a town dump and there were some unknowns like what is the level of contamination on the site and risk to leaking into the river.

Alan Roland Price said that 191 new houses would put a strain on the current infrastructure with medical facilities and educational facilities and traffic needs and these had to be a key aspect of any future decisions. Cllr Kay said the previous planning application had many reasons for refusal such as access problems for construction through the green belt. Wiltshire Council in the Local Plan said that 80 new houses for the whole town up to 2036. She thought the real intrinsic value of that land even with its contamination is that you can plant trees, walk through it. It has wellbeing that protects it, contamination is only a problem if it is dug up.

(ii) (a) To set up a Working Group to consider the issues for the site and the way forward

Cllr Vigar thought this a good proposal to have a Working Group with Councillors and different interest groups. Cllr McNeill-Ritchie is this a Working Group that goes beyond Councillors and this was agreed to ask interested stakeholders. Cllr Vigar proposed, Cllr Kay seconded and with all in favour it was **RESOLVED**: To set up a working group to consider the issues for the site and the way forward.

(b) To write to Michelle Donelan MP to establish support and clarification from the Secretary of State for Environment, Food and Rural Affairs the liabilities regarding the site and closed landfill.

It was proposed by Cllr Gibson, seconded by Cllr Trimble and with all in favour it was **RESOLVED**: To write to Michelle Donelan MP to establish support and clarification from the Secretary of State for Environment, Food and Rural Affairs the liabilities regarding the site and closed landfill.

(c) The Committee recommends to Full Town Council that the Town Council supports the nomination of the old Golf Course as an Asset of Community value.

Cllr Trimble said he does not know or understand what we are getting into.

Cllr Bessant said if the landowner puts it up for sale the Town Council could help to raise the money for a community trust which would take a lot of work and that we would be in the running, if we don't do it, we are nowhere.

Cllr McNeill-Ritchie said that Wiltshire Council had already asked for sites for development. The application for an Asset of Community Value had already gone into Wiltshire Council signed off by individual residents. The Town Council were now being asked to support it.

Cllr Kay said we should not be hung up on the amount of money for the land

Cllr Gibson said that the council would have a level of independence by not submitting the application. She was still uncertain about liabilities with the land and its contamination.

Cllr Vigar said that a lot more thought was needed, whenever the landowner puts the land up for sale 6 months was not long to raise the money. No report with this item to answer the issues she has with this site. This could be ill timed and a bit rushed.

Cllr McNeill-Ritchie you can't apply for an asset of community value once it is up for sale and cannot be consulted. He says it is a small insurance policy.

Cllr Bessant said the 6 months is triggered when it is put up for sale.

Cllr Kay wanted to do it give us an access to what is going on.

Magnus Macdonald said that the landowner could fail to sell the land. Magnus said that an asset of community value is a sop and does not have much legal standing.

After discussion, it was proposed by Cllr Bessant, Cllr McNeill-Ritchie and with 4 in favour, 5 against It was **RESOLVED**: Not to recommend to Full council to support the nomination of the old Golf Course as an Asset of Community value.

21. Date of next meeting

The date of the next meeting will be 23rd November 2021.

The meeting closed at 8.35pm

DRAFT

Members of the public who spoke at the meeting on the 21st September 2021

John Potter said that he was here to ask a question about the golf course. Since it closed, he had been working with a small group of people to keep the golf course green for everybody. They held meetings at home then covid struck and all went on hold apart from a brief flurry with lots of people in the last days of the town plan review. The previous council were in the middle of their programme and were unable to take on such a large and difficult project, although both the Mayor and the Council Leader offered to help along with the Preservation Trust support if needed. The present Town Council seems prepared to find the time to discuss setting up a Working Group. This will allow the project to carry on in a structured and focused manner and be an easier way for people to express their opinions and ideas. This Working Group will have its work cut out, as it will be neither easy or quick and will make you go mad. The main problems to be solved are: -

1. How to integrate the golf course into the review of the town plan and Wiltshire's Environmental Strategy.
2. How to establish a working relationship with the owner.
3. how to retain access for everybody while the process unfolds, bearing in mind that trespass will become a criminal offence soon.
4. Looking to the environmental implications and come up with solutions.
5. Understand fully the legal standing and the reason for the covenant.
6. Plan for what type of body will own and manage the site.
7. Form a plan to manage the natural integrity of the 45 acres.
8. How to raise the money.

None of this is impossible. It is quite obvious that the vast majority of the town want the golf course to stay green and be open to everybody. There will be no shortage of help in many difficult areas, from fundraising to the dark arts of leases and covenants. This is a scheme which could bring the entire town and council together, the key will be consultation and communication. As to an asset of community value and looking at the list of things to be done, it seems rather early. It's a bit cart before the horse but the cart hasn't been built and nobody has a horse. I cannot see it help going to achieve access to the land or a good working relation with Mr Hussey based on mutual interest and goodwill. Nobody wants to get nicked walking in a field. So, it's a brilliant once in a lifetime opportunity for us all will the council, please now set up an inclusive Working Group? Thank you.

Chairman's Report 23rd November 2021

Christmas lights Switch On

I have attended a number of further meetings to organise the Christmas Fair and Lights Switch on for November 26. I'd welcome anyone who wished to come along to enjoy the evening and get into the Christmas spirit. Thank you to GWR for sponsoring the Christmas Tree at the Railway Station and to Val for her work on securing this. Also, thanks to the Lions Club, the Preservation Trust and Daykin Estate Agents for their support this year.

Community Asset Transfer

With regards to the completion of Community Asset Transfer, I understand that hopefully we may expect some movement from Wiltshire Council on this in the New Year. Wiltshire Council are in the process of picking this issue back up.

*Councillor Jack Vittles
Chairman
Town Development Committee*

BRADFORD ON AVON TOWN COUNCIL
PLANNING APPLICATIONS TO BE CONSIDERED AT THE DELEGATED PLANNING MEETING
ON WEDNESDAY 6th OCTOBER 2021

Town Council reference 1
Ward BRADFORD ON AVON SOUTH
Planning Application Number 2021/08623
Type of application
Date to comment 05.10.21 perm given to extend date
Town Council meeting date 06.10.21
Case Officer Sue Morgan
Applicant Mr M Rix
Address 76 Trowbridge Rd BA15 1EN
Description of work T1 - Chusan Palm tree - fell
Town Council recommendation PERMIT - No objections - Replacement of tree with Acer noted. Advise that tree work must not disturb nesting birds and that appropriate consideration is taken of Potential Roost Features for bats prior to tree works.

Town Council reference 2
Ward BRADFORD ON AVON SOUTH
Planning Application Number 2021/08374
Type of application
Date to comment 11.10.21
Town Council meeting date 06.10.21
Case Officer Yancy Sun
Applicant Mr S Ewings
Address 4 Luccombe Quarry BA15 1BD
Description of work Erection of single storey rear extension & erecting of access gates
Town Council recommendation PERMIT - No objection - but recommend that details of the gates are provided - Significant bat roosts in proximity of this site. Consider bat roost assessment of garages proposed for demolition. Please consider incorporating roosting features for bats and/or prior to works.

Town Council reference 3
Ward BRADFORD ON AVON SOUTH
Planning Application Number 2021/08138
Type of application
Date to comment 05.10.21 perm given to extend
Town Council meeting date 06.10.21
Case Officer James Taylor
Applicant Mr & Mrs P O'Connor
Address 50 Spencer's Orchard BA15 1TJ
Description of work Rear extension to existing house & boundary walls
Town Council recommendation PERMIT - No objection

BRADFORD ON AVON TOWN COUNCIL
PLANNING APPLICATIONS TO BE CONSIDERED AT THE DELEGATED PLANNING MEETING
ON WEDNESDAY 6th OCTOBER 2021

Town Council reference 4
Ward BRADFORD ON AVON NORTH
Planning Application Number 2021/08490
Type of application
Date to comment 15.10.21
Town Council meeting date 06.10.21
Case Officer Yancy Sun
Applicant Mr & Mrs Broad
Address 2 Meadow field BA15 1PL
Description of work Two Storey front extension and single storey side extension
Town Council recommendation PERMIT - No objection

Town Council reference 5
Ward BRADFORD ON AVON NORTH
Planning Application Number 2021/08913
Type of application
Date to comment 08.10.21
Town Council meeting date 06.10.21
Case Officer Bev Griffin
Applicant
Address May House, 7 Barton Orchard BA15 1LU
Description of work Notification of proposed works to trees in a conservation area.
Removal of fig tree
Town Council recommendation PERMIT - No objection - Advise that tree work must not disturb
nesting birds and that appropriate consideration is taken of Potential
Roost Features for bats prior to tree works.

Town Council reference 6
Ward BRADFORD ON AVON EAST
Planning Application Number 2021/08798
Type of application
Date to comment 14.10.21
Town Council meeting date 06.10.21
Case Officer David Wyatt
Applicant Mr Butler
Address Hall Estate BA15 1AJ
Description of work Notification of proposed works to tree in a conservation area
Town Council recommendation PERMIT - No Objection - The work is informed by a comprehensive
Arboricultural Assessment. Tree work on a dense area of parkland
tree planting for succession is appropriate, but we would encourage
work to ash trees because of ash dieback to be limited where
possible to monitor the progression of the disease and/or carry out
reductions rather than fell.

BRADFORD ON AVON TOWN COUNCIL
PLANNING APPLICATIONS TO BE CONSIDERED AT THE DELEGATED PLANNING MEETING
ON WEDNESDAY 6th OCTOBER 2021

Town Council reference 7
Ward BRADFORD ON AVON NORTH
Planning Application Number 2021/08490
Type of application
Date to comment 15.10.21
Town Council meeting date 06.10.21
Case Officer Yancy Sun
Applicant Mr & Mrs Broad
Address 2 Meadowfied BA15 1PL
Description of work Two storey front extension & single storey side extensions
Town Council recommendation PERMIT - No objection.

Town Council reference 8
Ward BRADFORD ON AVON NORTH
Planning Application Number 2021/08910
Type of application
Date to comment 14.10.21
Town Council meeting date 06.10.21
Case Officer Sue Morgan
Applicant Mrs B Kate
Address 197 Bath Road BA15 1SL
Description of work T1- Sycamore - 30% (1.5m) reduction T2- Maple- 30% (1m) reduction
Town Council recommendation PERMIT - No objection - Advise that tree work must not disturb nesting birds and that appropriate consideration is taken of Potential Roost Features for bats prior to tree works.

Town Council reference 9
Ward BRADFORD ON AVON NORTH
Planning Application Number 2021/08672
Type of application
Date to comment 20.10.21
Town Council meeting date 06.10.21
Case Officer James Taylor
Applicant Mr & Mrs D Allard
Address 79 Woolley Street BA15 1AL
Description of work Two storey side extension, front porch to a dwelling & demolition of a detached, concrete block & rendered single garage and widening a driveway
Town Council recommendation PERMIT - No objection - Advisory on demolition:
Because there are proposed demolition works, and the site is close to known significant bat roosts, please add informative C3 with advice should evidence of bats are found during works..

BRADFORD ON AVON TOWN COUNCIL
PLANNING APPLICATIONS TO BE CONSIDERED AT THE DELEGATED PLANNING MEETING
ON WEDNESDAY 20th OCTOBER 2021

Town Council reference 1
Ward BRADFORD ON AVON SOUTH
Planning Application Number 2021/08793
Type of application
Date to comment 22.10.21
Town Council meeting date 20.10.21
Case Officer Yancy Sun
Applicant Mr I Gardener
Address 40 Southleigh BA15 2WQ
Description of work Revised front, rear & side fenestration, introduction of roof-lights, removal of chimney & replacement with matt black flue for log-burning stove, re-landscaping of front garden
Town Council recommendation PERMIT - No objections but recommends reconsideration of full height north-facing glazing with regard to relationship to neighbours & energy conservation.

Town Council reference 2
Ward BRADFORD ON AVON NORTH
Planning Application Number 2021/07980
Type of application
Date to comment 29.10.21
Town Council meeting date 20.10.21
Case Officer Russell Brown
Applicant Mrs S Fishleigh
Address 9 Tory BA15 1NN
Description of work Renovation of existing dwelling, formation of internal mezzanine floor & insertion of roof lights
Town Council recommendation PERMIT - No objections but recommend that the application needs more details to ensure that character of this listed building is preserved and the Conservation Officer is satisfied.

Town Council reference 3
Ward BRADFORD ON AVON SOUTH
Planning Application Number 2021/09049
Type of application
Date to comment 29.10.21
Town Council meeting date 20.10.21
Case Officer Selina Parker-Miles
Applicant Mr M Roberts
Address 4 St Margaret's Villas
Description of work Loft conversion including 2 dormer windows & side Velux; single side/rear extension. Invalid proposed elevations needed.
Town Council recommendation REFUSE - Object - The proposed new dormers are too large, & would have an adverse effect on this Conservation area terrace. Also comments that the headroom in the proposed roof space would be insufficient and the dormers would look odd on a hipped roof

BRADFORD ON AVON TOWN COUNCIL
PLANNING APPLICATIONS TO BE CONSIDERED AT THE DELEGATED PLANNING MEETING
ON WEDNESDAY 20th OCTOBER 2021

Town Council reference 4
Ward BRADFORD ON AVON SOUTH
Planning Application Number 2021/09166
Type of application
Date to comment 29.10.21
Town Council meeting date 20.10.21
Case Officer James Taylor
Applicant Vicky Bullen & Tim Simmons
Address 156 Trowbridge Rd BA15 1EW
Description of work Rear single storey extension & loft conversion to include rearward facing dormer
Town Council recommendation PERMIT - No Objection

Town Council reference 5
Ward BRADFORD ON AVON SOUTH
Planning Application Number 2021/06373
Type of application
Date to comment 19.10.21
Town Council meeting date 20.10.21
Case Officer Yancy Sun
Applicant Mr O Bailey
Address 47 Greenland Mills BA15 1BL
Description of work Single Storey rear extension
Town Council recommendation REFUSAL - Objection - on the grounds that the size and window overlooks no 45

Town Council reference 6
Ward BRADFORD ON AVON SOUTH
Planning Application Number 2021/06454
Type of application
Date to comment 02.11.21
Town Council meeting date 20.10.21
Case Officer Steven Vellance
Applicant Mrs F Nevin
Address Barton Farm, The Granary BA15 1LF
Description of work Chang of use of land to include outside seating area
Town Council recommendation PERMIT - No objection in principal as long as any proposed alteration to hardstanding should be agreed before the area is brought into use.

BRADFORD ON AVON TOWN COUNCIL
PLANNING APPLICATIONS TO BE CONSIDERED AT THE DELEGATED PLANNING MEETING
ON WEDNESDAY 20th OCTOBER 2021

Town Council reference 7
Ward BRADFORD ON AVON NORTH
Planning Application Number 2021/09373
Type of application
Date to comment 29.10.21
Town Council meeting date 20.10.21
Case Officer Bev Griffin
Applicant Mrs P Bradley
Address Wellman Lodge, 4 Newtown BA15 1NQ
Description of work Removal of a flowering Cherry tree of approximately 5 mtr height & situated approximately 3 mtrs from the south east corner of the house
Town Council recommendation PERMIT - Informative on nesting birds and bat roosts: advise that tree work must not disturb nesting birds and that appropriate consideration is taken of Potential Roost Features for bats prior to tree works.

Town Council reference 8
Ward BRADFORD ON AVON NORTH
Planning Application Number 2021/09344
Type of application
Date to comment 29.10.21
Town Council meeting date 20.10.21
Case Officer Bev Griffin
Applicant Mr M Hancock
Address 1 Belcombe Rd BA15 1LY
Description of work Proposed tree work in a conservation area.
Town Council recommendation PERMIT - Informative on nesting birds and bat roosts: advise that tree work must not disturb nesting birds and that appropriate consideration is taken of Potential Roost Features for bats prior to tree works. Town council comment that it is unfortunate that so man

BRADFORD ON AVON TOWN COUNCIL
 PLANNING APPLICATIONS TO BE CONSIDERED AT THE DELEGATED PLANNING MEETING
 ON WEDNESDAY 3rd NOVEMBER 2021

Town Council reference 1
 Ward BRADFORD ON AVON SOUTH
 Planning Application Number 2021/09311
 Type of application
 Date to comment 05.11.21
 Town Council meeting date 03.11.21
 Case Officer James Taylor
 Applicant Mr Mrs J Difazio
 Address Rowden Farm, Rowden Lane BA15 2AB
 Description of work Erection of replacement dwelling house
 Town Council recommendation REFUSE - This application has been 'called in'. The Town Council is concerned that the size of the proposed dwelling appears to be materially larger than the building it replaces & WC is therefore requested to check the submitted calculations. If the proposed building is significantly larger the application should be refused as not in accordance with the Green Belt Policy. See also Green Spaces officer's comments attached.

Town Council reference 2
 Ward BRADFORD ON AVON NORTH
 Planning Application Number 2021/09766
 Type of application
 Date to comment 04.11.21
 Town Council meeting date 03.11.21
 Case Officer Bev Griffin
 Applicant Mr A Hull
 Address 30 Market St BA15 1LL
 Description of work T1 Apple- Crown reduction & re-shaping, crown thinning by 30%
 T2 Bay- Fell T3 - Plum - fell
 Town Council recommendation No comment - Informative on nesting birds and bat roosts: advise that tree work must not disturb nesting birds and that appropriate consideration is taken of Potential Roost Features for bats prior to tree works.

Town Council reference 3
 Ward BRADFORD ON AVON NORTH
 Planning Application Number 2021/09487
 Type of application
 Date to comment 04.11.21
 Town Council meeting date 03.11.21
 Case Officer Bev Griffin
 Applicant Mr J Williamson
 Address Barton Farm BA15 1LF
 Description of work Walnut (T1) - To remove the leaning bough that overextends the wall and pedestrian area due to the weak union. To carry out a 30% reduction to the remaining tree roughly 11-13ft performing a crown clean to remove any deadwood and young crossing branches..
 Town Council recommendation No comment - Informative on nesting birds and bat roosts: advise that tree work must not disturb nesting birds and that appropriate consideration is taken of Potential Roost Features for bats prior to tree works.

BRADFORD ON AVON TOWN COUNCIL
PLANNING APPLICATIONS TO BE CONSIDERED AT THE DELEGATED PLANNING MEETING
ON WEDNESDAY 3rd NOVEMBER 2021

Town Council reference 4
Ward BRADFORD ON AVON SOUTH
Planning Application Number 2021/09438
Type of application
Date to comment 10.11.21
Town Council meeting date 03.11.21
Case Officer James Taylor
Applicant Mr G Bedford
Address 28 Southleigh BA15 2EQ
Description of work Single Storey Front Extension (amendments to withdrawn application 20/11084/FUL)
Town Council recommendation PERMIT - No objection to revised submission

Town Council reference 5
Ward BRADFORD ON AVON NORTH
Planning Application Number 2021/09586
Type of application
Date to comment 05.11.21
Town Council meeting date 03.11.21
Case Officer Bev Griffin
Applicant ??
Address 4B Regents Place, BA151ED
Description of work Bay tree to be pollarded and magnolia tree to be reduced by 30%
Town Council recommendation No comment - Informative on nesting birds and bat roosts: advise that tree work must not disturb nesting birds and that appropriate consideration is taken of Potential Roost Features for bats prior to tree works.

Town Council reference 6
Ward BRADFORD ON AVON SOUTH
Planning Application Number 2021/06454
Type of application
Date to comment 02.11.21
Town Council meeting date 03.11.21
Case Officer Steve Vellance
Applicant Mr F Nevin
Address Barton Farm the Granary
Description of work To licence area of land abutting the coffee barn to the leaseholder of the café for use of external tables and chairs.
Town Council recommendation PERMIT - No objection

BRADFORD ON AVON TOWN COUNCIL
PLANNING APPLICATIONS TO BE CONSIDERED AT THE DELEGATED PLANNING MEETING
ON WEDNESDAY 3rd NOVEMBER 2021

Town Council reference	7
Ward	BRADFORD ON AVON SOUTH
Planning Application Number	2021/09643
Type of application	
Date to comment	17.11.21
Town Council meeting date	03.11.21
Case Officer	Verity Giles Franklin
Applicant	Mr P Wood
Address	4a Pound Lane Ba15 1LF
Description of work	Extensions and alterations to dwelling
Town Council recommendation	PERMIT - No objection

Town Council reference	8
Ward	BRADFORD ON AVON NORTH
Planning Application Number	2021/09871
Type of application	
Date to comment	15.11.21
Town Council meeting date	03.11.21
Case Officer	Bev Griffin
Applicant	Mr A Pinllo
Address	8 Mount Pleasant BA15 1SJ
Description of work	T1. Himalayan Birch This tree is growing close to the owners building and its lower canopy is fouling against the roof tiles. - Crown lift the trees lower canopy by up to 4m from ground level, retain a balanced form.
Town Council recommendation	No comment - Informative on nesting birds and bat roosts; advise that tree work must not disturb nesting birds and that appropriate consideration is taken of Potential Roost Features for bats prior to tree works.

Town Council reference	9
Ward	BRADFORD ON AVON NORTH
Planning Application Number	2021/09884
Type of application	
Date to comment	18.11.21
Town Council meeting date	03.11.21
Case Officer	Selina Parker-Miles
Applicant	Ms L Cope
Address	38 Winsely Rd BA15 1QT
Description of work	Front/rear extensions with internal alterations
Town Council recommendation	PERMIT - No objection

Green Spaces Officer's comments

Town council Reference 1

Planning application: 2021/09311
Rowden Farm, Rowden Lane BA15 2AB

Description of Work: Erection of replacement dwelling house

The application should not be determined, as it is incomplete without the Ecological Assessment including the data from bat surveys. Ecological matters and the presence of protected species are referred to in the 'Planning Statement' and there is a reference to installing a bat roost, but without the report it cannot be identified as a replacement roost or enhancement. The development is in a dark area, so any additional lighting will need to be assessed. The design includes roof lights and areas of glass roof and the light spill from this needs to be assessed. Please ensure WC ecologists are consulted. Covered by policies GS2 and GS3 of BOA Neighbourhood Plan

Bradford on Avon Town Council

Poulton Park Consultation Summary

Report for Town Development Committee. 23NOV21.

A consultation about a large green space in the town, split into a recreation ground with a children's playground and a meadow. In advance of Bradford on Avon Town Council taking on the ownership and management of this space from Wiltshire Council, the Town Council ran a consultation to understand local people's use and wishes for the area.

BOATC ran a consultation event at the Youth Centre on Friday 10th and Saturday 11th September 2021.

The purpose of the consultation was to find out what use people made of Poulton, what they liked and didn't like, what they would like to see improved and any other ideas they had for the space.

There were four large display boards for people to view at the event and everyone was invited to complete a questionnaire.

All the display boards and the questionnaire were also available on the Town Council website for people to complete, and the deadline was extended to get even more responses. Images of the displays and questionnaire are below.

Broadly, the results show that generally people really value the green space in Poulton, but they said that the facilities are old and neglected. This has led to some antisocial behaviour in the past and some maintenance issues. Respondents like the meadow and its wildlife, the facilities for sport such as football and there was overall support for an improved skatepark to be installed back in its original location. Many people expressed a need for everyone to have facilities to enjoy exercise and fresh air outside in a safe environment. It was notable that some older people emphasised that young people need to have good quality equipment for play.

Poulton Park Consultation Response

168 visitors on Friday and 270 visits on Saturday.

64 paper responses

94 online responses

158 responses, total

Summary of responses:

There were 158 responses to the questionnaire, though in some cases, respondents didn't complete all sections.

Question 1. Which access points do you usually use?

All of the access points to Poulton were used by people accessing the site, with point 1 most used (the west access by the pavilion), point 6 (at Kennet Gardens) and point 7 (the north of the site, up/down the slope near Fitzmaurice School). Points 6 and 7 were used in relationship to the school. Many respondents said that they used access points close to their homes.

Question 2. Your postcode?

Most respondents lived very near to the green space, with the most popular postcodes being within 200m of the site, including the street Poulton, Baileys Barn and addresses near Southway Road (BA15 1EA, 1BX, 1EN, 1BW, 1US, 1UE). All other given postcodes were within the BA15 district, in or near Bradford on Avon.

Question 3. How do you travel to the green space?

Travel to the site was almost exclusively by foot (130 responses), with 12 referring to cycling and 6 responses referring to car use. Use of pushchairs, and skating were also mentioned as associated with walking. Many respondents pointed out that their travel related to the proximity of their homes.

Question 4. Why do you visit the green space?

The majority of answers referred to walking (106 responses) and/or dog walking (50 responses). There were 44 responses referring to play. 19 responses referred to football. Many responses by older people emphasised the importance of the site for children and family visits. 27 responses referred to children's use of the park and 12 referred to travel to school. 20 responses referred to exercise. Descriptive answers referred to using the greenspace as part of a travel journey to school, the town or work (for example to the train station). There were 37 references to using the area for access to nature and wildlife, open space, peace and quiet.

Question 5. What are three things you like about Poulton green space?

Many of the responses were descriptive, therefore are not quantitative without further analysis. Most responses referred to the green space. 48 responses referred to the wildflower meadow, 36 referred to play, 20 referred to importance for children, 19 responses referred to football both organised and informal, the availability of goals for football was highlighted. 10 respondents referred to beauty (space and views) and another 10 responses referred to it being a large space. Other comments included its proximity to peoples' homes, the connectivity to homes as well as other green spaces such as Victory Field and the Country Park, providing an alternative venue when these other sites are busy. There were references to fresh air, particularly during lockdowns.

Question 6. What are three things you don't like about Poulton green space?

Most responses referred to matters that relate to lack of maintenance and the antisocial behaviour of some users, particularly regarding litter and dog mess. 71 responses referred to dog mess or poo, 29 to discarded litter or dog waste bags. 5 responses referred to dog owners not keeping dogs under control. There were 21 references to bins not being sufficient, in the wrong locations and for bins (particularly for dog waste) regularly overflowing and smelling. 39 responses referred to the play facilities, that they were old run down and did not have a good range of equipment, that reports on maintenance were not acted upon. 23 responses called for a replacement skatepark. There were 20 references to footpaths and mud, particularly relating to access to the school. 13 responses referred to the state of changing facilities, 7 responses referred to surface water causing areas of wet ground, standing water or mud, particularly at the north west and south east of the site. 5 responses said that there wasn't enough provision for teenage kids. Some respondents referred to the green space as being neglected and pointed out that other areas such as Sladesbrook and Victory field had been enhanced. There were 5 comments about inappropriate parking, on the green space and near it, particularly relating to football matches.

Question 7. What activities do you do at the green space?

Walking 72, Play 59, Dog walking 45, Football, 29, Nature or wildlife spotting 10, Running 9, exercise 9, Meet with friends or family 12, cycling or bike 11, blackberry picking 4, currently used for skating 4, kite flying 1. Other mentions included socialising, chatting, meditating, relaxing, chilling.

Question 8. What are your three favourite ideas for Poulton Park?

Skatepark 86, improved play equipment 60, tree planting 41, nature biodiversity preservation or enhancement 28, adult gym 20, more events 19, café 17, improved paths 15, improved changing rooms 13, toilets 12, table tennis 8, junior football posts 2, improved parking 1, pond 4

Question 9. What other ideas do you have for Poulton Park?

This was an open question, suggestions included: more events, all weather footpath, notice board and information about nature, bird and bat boxes, providing quality play and skate equipment to reduce anti-social behaviour, community orchard or gardening, mixed skatepark facility (for bmx, younger users, beginners) events such as film nights, keeping the space flexible, benches under trees for the summer, that all age groups should be considered. Signs to and through the park. There were descriptive specific suggestions for elements of the park, for instance the design of skateparks, emergency access, a call for more adventurous play equipment etc. suggestions for habitat management.

Question 10. Do you have any other comments you would like us to take account of?

There were comments about not adding too much development which would change the nature of the space, such as a numerous buildings, and a cafe where there is this facility nearby. Emphasis of the community nature of the space. There were examples of facilities elsewhere to emulate (eg Springfield Corsham). Many respondents referred to valued memories of the Poulton green space, including playing football, play area designs, friendships, the civil war re-enactment, firework displays, schooldays, exploring. There were some specific reports of antisocial behaviour on the greenspace such as around the disused skatepark – in the majority of responses it was thought this would be mitigated by improved facilities. There have been some specific reports regarding maintenance or upkeep, eg of the play area, that have been passed on to relevant bodies.

Comments often referred back to the value of the green space, of its use by local people, how it could be part of the network of green spaces and play facilities in the town, how people might use the space – for instance as part of journeys to and from school, and designed to accommodate different ages of children and other people.

Presentation boards:

Poulton Park Consultation
What do you think of Poulton?
What are the three things you like & don't like about the green space?

Bradford on Avon Town Council

Bradford on Avon Town Council is expecting to take on the ownership and management of Poulton green space from Wiltshire Council. In advance of this, we want to know what people value about the green space and wish to see at Poulton Park. The map and photos highlight some of the existing features, but there are many other things that you may or may not like in or about it which we would like to know about, such as your memories of the area.

Meadow grass along the path

View to Woodland Beech Hanger

Pavilion (Changing Rooms)

Childrens' Play Area

Bike Track & Former Skatepark

Football Pitches

Pick up a form and complete as you go round, or, complete the online survey.

#PoultonPark

Poulton Park Consultation

Where do you usually enter and exit the site and why?



Bradford on Avon
Town Council

We would like to know:

1. Which access points and routes through Poulton are the most well-used.
2. How people travel to Poulton.
3. Why people visit the green space. This could be to visit the park itself or as a route to somewhere else.



6 - Fitzmaurice School Entrance Route



5 - Kennet Gardens Access Point



4 - Car Park Access Point



7 - Poulton Access Point



1 - Poulton Access Point



3 - Baileys Barn Access Point



2 - Baileys Barn Access Point

Pick up a form and complete as you go round, or, complete the online survey.

#PoultonPark

Poulton Park Consultation

Where are we now?



Bradford on Avon
Town Council

The Poulton green space has evolved over time as the town has developed around it. It is managed as two spaces, the meadow and Poulton Recreation Field, with their own character and maintenance requirements. It is one of the highest value biodiversity areas in the town. There are good views from Poulton to the town centre and countryside, and this greenspace is visible from elsewhere in Bradford on Avon.

The Meadow

This area, known variously as Poulton Meadow, Fitz Field and the School Field used to have a sports area set aside for the children from Fitzmaurice Primary School several years ago. There are public footpaths, and other paths which cross the site, well used by runners, dog walkers. During lockdowns, people told the council how green spaces such as this were particularly important to them.

The north western part of the site is mostly meadow, which is covered by an ecological management plan. This aims to improve biodiversity, and includes taking seed from the areas with higher value flora (nearer the canal) and spreading them to the rest of the meadow. There are a couple of fenced off areas where the woodland has slumped following historic mining. A woodland edge has developed on the boundary with the Canal and Rivers Trust car park.

In the past, Bradford on Avon Preservation Trust has planted the 'beech hanger' at the top of the hill, and before that planted the hedgerow that separates the meadow from the playing field.

Volunteers have helped look after this space, picking litter, but also carrying out botanical and butterfly surveys, the results are listed as below:

Butterfly Species	Plant Species
Small Skipper	Flax - various
Large Copper	Yarrow
Brimstone	Field Vetch
Large White	Kingcups - various
Small White	Red/White Clover
Green veined White	Buttercups
	Wagtails
	Ladies Bedstraw
	Quaker Grass
	Hawkweeds
	Pyramidal Orchid
Brown Argus	Common Spotted Orchids
Common Blue	Ree Orchid
Holly Blue	Hox and Cuzs
Red Admiral	Heal All
Painted Lady	Inishies - various
Small Tortoiseshell	Dandelions
Peacock	Oxeye Daisies
Comma	Knightsgrass
Speckled Wood	Small Foxglove
Marbled White	Cranesbill
Gatekeeper	
Meadow Brown	
Ringlet	
Black Medick	
Nettle	
Cow Parsley	
Cleavers	
Greater Birdfoot	
Trefoil	
Spotted Medick	
Oak Serrings	
Red Barista	
Meadow Birdweed	



Poulton Recreation Field

The field is registered with 'Fields in Trust' as a 'Queen Elizabeth II Field', with this definition:

"Pleasant recreational area on the outskirts of Bradford on Avon, consisting of a Fixed Play Area, Adult Football Pitch, Skate Park, BMX Track and casual green open space. Modular changing accommodation and limited car parking also available"

This grass across this area is cut regularly, both on the football pitches and elsewhere. There is a historic hedgerow along the south east boundary, though it is in poor condition. There are some field boundary trees, which can also be traced across the Southway Road area. There are significant views across towards Westwood.

There are a number of facilities here:

- Junior Football Pitches
- Changing Room Pavilion
- Children's Play Area
- Bike Track
- Skate Park Area

Many of these facilities are now in poor condition. The skate park structures were removed after they became damaged and were vandalised. The bike track is largely unused and has been described as unsuitable for its purpose.

#PoultonPark

Poulton Park Consultation

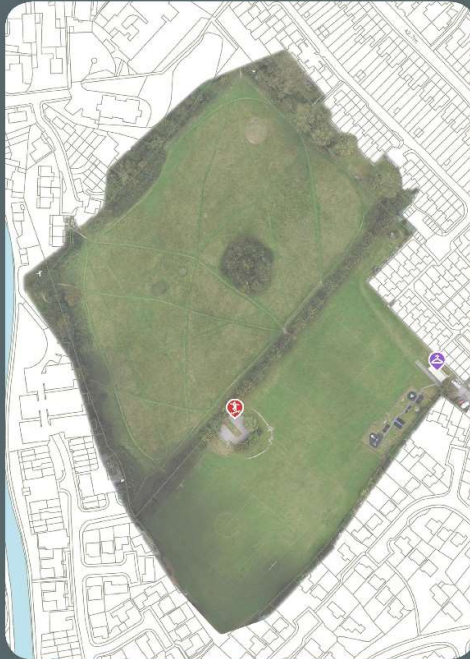
What would you like to see?



Bradford on Avon
Town Council

We'd like to know what you would like in Poulton Park, but, we've identified a few improvements that could be made:

1. Skatepark
2. New Play Equipment
3. Adult Gym
4. Tree Planting
5. Table Tennis
6. Improved Footpaths
7. Toilets
8. Changing Rooms
9. Enhanced Biodiversity
10. Café
11. Community Events



Which three improvements are your favourites?

Are there any other improvements that you would like to be considered?

How to respond

Completing the response form will help us plan the future of Poulton Park. Please complete your form today and hand it in. Otherwise, there will be an online version of the form on the Town Council website: <https://bradfordonavontowncouncil.gov.uk/Poulton-Park-Consultation-Material>



Keep in touch - Follow @BoATownCouncil

Skatepark

The Town Council has agreed to support a replacement Skatepark at Poulton, in the same location as the previous ramps. Maverick Skateparks have been working closely with the community of skateboarders and youth groups in the town to prepare concept designs for a skatepark. Here is the latest version of the concept, shown as an artist's impression in its location.



Skate BOA have been hard at work raising money for a Skatepark with a £7,000 crowdfunder, £2,000 from a book sale and they have been selling designer t-shirts and hoodies. Their latest venture, ArtDecko, has donated works of art, mostly decorated skate decks, auctioned online via GalaBid to raise funds for the project. This auction runs until the 19th September.

Bradford on Avon has pledged to provide funding for the skatepark as part of an overall project for Poulton Park. It is preparing applications for funding, such as from the National Lottery and this consultation will help us prepare plans.

Next Step

We will review all the responses we receive from this consultation and use it to plan the future of Poulton Park as Bradford on Avon Town Council takes ownership of the green space from Wiltshire Council. Much of the land might stay as it is. Some of the plans can be prepared soon, including ecological improvements and a maintenance plan. Concepts for the skatepark are being developed with potential users and fundraising is underway. Some will take longer to develop and find funding for but we'll be on the lookout for opportunities.

#PoultonPark

Poulton Park Consultation



Bradford on Avon
Town Council

Questionnaire

1. Which access points and routes do you usually use?

2. Your postcode? This helps us understand where you live in relationship to the green space.

3. How do you travel to the green space?

4. Why do you visit the green space? This could be to visit the green space itself or as a route to somewhere else.

5. What are three things you like about Poulton green space?

a.

b.

c.

6. What are three things you don't like about Poulton green space?

a.

b.

c.

7. What activities do you do at the green space, e.g. dog walking, football, play?

8. What are your three favourite ideas for Poulton Park?

a.

b.

c.

9. What other ideas do you have for Poulton Park?

10. Do you have any other comments you would like us to take account of?



How to submit:

- Complete the form now and hand it in here.
- Email a copy of the completed form, or responses to questions to office@bradfordonavontowncouncil.gov.uk
- Complete the online survey at <https://bradfordonavontowncouncil.gov.uk/Poulton-Park-Consultation-Material> by 24th September 2021.

#PoultonPark

Bradford on Avon Town Council will use your responses for the ongoing management and planning of council services including green spaces according to our privacy policy available at: <https://bradfordonavontowncouncil.gov.uk/privacy-policy/>

If you tick this box, you consent to your responses on this side of the form, inviting you to share memories and more about what you value about Poulton Park, to be available for public view.

Turn
the page
for more...

Poulton Park Consultation

Social History - Your memories of Poulton



Bradford on Avon
Town Council

Please share your memories of Poulton green space with us. Post your memories, pictures and more on social media with the #PoultonPark hashtag.



@BoATownCouncil
#PoultonPark

Consultation material and survey available online at
<https://bradfordonavontowncouncil.gov.uk/PoultonParkConsultationMaterial>

Bradford on Avon Town Council will use your responses for the ongoing management and planning of council services including green spaces according to our privacy policy, available at: <https://bradfordonavontowncouncil.gov.uk/privacy-policy/>
If you tick this box, you consent to your responses on this side of the form, inviting you to share memories and more about what you value about Poulton Park, to be available for public view.

Bradford on Avon Town Council

Culver Close and Victory Field Consultation Summary

Report for Town Development Committee. 23NOV21.

A consultation on an important area near the centre of the town, a green space used for informal and formal sport and recreation. The current built facilities are run-down, and the nature of new and replacement facilities is being considered.

Bradford on Avon Town Council ran a consultation event at St Margaret's Hall on Saturday 11th September.

The purpose of the consultation was to find out what use people made of Culver Close and Victory Field, what they thought of the current facilities (including a public toilet, changing rooms, pavilion and grounds maintenance facilities) what facilities they would want to see and to consider the appropriate location of such facilities.

There were four large display boards for people to view at the event and everyone was invited to complete a questionnaire.

The results indicate that Culver Close and Victory Field are valued for their beauty, for the sport and the recreation that they provide, particularly the mixed uses of the space. There was recognition that the current facilities, particularly the built facilities, are not fit for future use and that replacement would be needed. Whilst there was some disagreement, but most responses indicated that if delivered sustainably, well and sympathetically with disabled access, a new building to house facilities for a variety of users and sports groups would be supported. It was notable that many responses highlighted the need for facilities for young people, but also for parents to relax whilst their children were playing.

There was a majority of support for a replacement, built facility providing a variety of community uses, located at the position "V [see plan, below] – Close to Victory Field and Pound Lane".

Some comments on the Cricket Club's proposed nets were included in the responses to this Town Council's consultation. These included criticisms and little support for the original proposed location of the nets in the east corner of the site, but overall support for cricket nets in the alternative proposed locations. The cricket club carried out a separate consultation on the same day.

Culver Close and Victory Field Consultation Response

Approximately 200 visitors to the consultation on Saturday 11th September

57 paper responses

70 online responses

127 responses, total

Summary of responses:

There were 127 responses to the questionnaire, though in some cases, respondents didn't complete all sections. As two of the three questions were open, available for descriptive text, results are extracted in this summary and are therefore not quantitative without further analysis. The results of the third question about the favoured location for a community multi-use building is tabulated.

Results of engagement with local interest groups was summarised on display boards at the consultation (as shown below). This engagement involved meetings with local sports clubs, youth clubs and civic organisations.

If you think we have collectively missed something, please let us know by filling in your thoughts in Section A

There were comments appreciating that the Town Council was undertaking this consultation and complimenting the wide variety of factors that had been considered. There were also requests for further consultation on the next steps of proposals. There were concerns from the residents of neighbouring properties that they hadn't been involved in consultation before now. Most of these comments refer to the cricket nets planning application that was subsequently withdrawn and is the subject of a separate consultation by the cricket club.

References to ensuring the open spaces continue to be available for various formal sports as well as informal sport, events, and individual pursuits including walking (with and without dogs, where permitted).

Provision of facilities for more people – for instance for children, facilities for those accompanying sports players (such as a warm café, a bar with views of the pitches). Other facilities suggested included adult gym, an internal gym, improved toilets, accessible toilets.

Emphasis that Victory Field and Culver Close, together are a beautiful feature of the town, that the open aspect of the space, mature trees, views of the site from the adjacent road and buildings, public access to the site are valued. Reference to the Cotswold AONB, to listed buildings and the Conservation Area and to the link to Barton Farm Country Park and attractions such as the tithe barn.

There were a few comments that there should be no changes to the space, that any new facilities were not required. There were some comments that there should be no additional loss of green space. Some stated that use of concrete and other hard materials in the area were environmentally damaging.

Comments that the current facilities are unsightly, including the current pavilion building, the storage containers. Comments that the existing buildings are unusable, might have asbestos, are cold, are delapidated.

Comments supporting the variety of use of the land – festivals, car boot sales, cinema, as well as the variety of facilities – basketball, playground, tennis, cricket, football, informal and informal. Some responses criticised some of the events. Visitors and neighbours commented on the use of the space by young people, including nursery children, and how it is a community space.

Recognition of the high quality of Victory Field and Culver Close, that they are well maintained spaces, but, that there are some issues with antisocial behaviour and damage. This includes some vandalism, late night activity, groups of young people. Out of control dogs, dogs on areas where they are prohibited (Victory Field), lack of knowledge of rules. Dog mess, broken glass, litter. The visible maintenance presence on the site was noted.

Support for the cricket club on the site. Non-players, including neighbours, stated that view of cricket and 'leather on willow' attracted them to the site.

Transport issues such as parking and access to the site. Repeated references to limited parking in the area, and encouraging alternative forms of transport, such as walking and cycling within the town, use of car parks in other areas of the town then walking to the site. Requests not to encourage more car use in the area. Better information about links to the station car park, the railway station, the carpark at Baileys Barn. Concern about vehicle safety on Pound Lane, Victory Field and Culver Close. Concern about the shortage of disabled parking.

Further suggestions of litter bins, picnic tables, barbeque facilities.

Many responses were in favour of increased quality of sports facilities, emphasising the importance for young people, particularly keeping young members of clubs in the area. As well as cricket, other sports such as football, tennis, bowls were included. Current facilities, such as the tennis court and basketball court could be enhanced if there were built facilities that could accommodate clubs.

If there are facilities that you think should be considered for inclusion in a new building please let us know in section B

There was emphasis that any facilities must be environmentally sound. This included

- consideration of the landscape and heritage of the area
- consideration of wildlife and protected species, including bats, birds, trees, insects, trees.
- Zero carbon buildings
- Sustainable buildings, including transport
- Protection of the green space
- Use of brown water
- solar energy, ground source energy, high insulation performance, reusing materials

Heritage concerns included requirement for local materials, ensuring views were not obstructed, that the area did not become brightly lit.

Facilities suggested include:

- ensure that any building and improvements to the site are accessible
- café
- changing areas
- referee areas
- bar
- affordable to use but not costly to the council
- available for a wide variety of community groups
- changing rooms for watersport users
- seating both covered and uncovered
- shade
- more trees
- bins
- decent grass
- Cricket nets
- Views from the facility

Most responses were in favour of new cricket nets, particularly related to the use by youth, but in a suitable location. There were many suggestions both for permanent cricket nets, but also to consider temporary or movable nets. And calls for both good quality permanent playing surfaces for nets and requiring grass surfaces. Most supported a location alongside the existing tennis courts. It was suggested that this presented an opportunity for '4g' surfaces for tennis.

A request that the facility and the area become a focus for sports (a sport hub) or for health and wellbeing (running, cycling, playgrounds). A request that this include water sports as the site is very close to the River Avon, to the Rowing Club and users of 'Stand Up Paddleboards' (SUP) on the river.

Some compliments such as 'nothing further to add, seems very considered' and 'very comprehensive, retain use for all sports', 'glad all sports considered, football has no home'

There were also some comments during the consultation that the online forms did not work well for all users.

Third section: We are therefore after your views on the following locations [for a new community facility, see plan]:

P – on existing cricket pavilion site

V – Close to Victory Field and Pound Lane

N – On Northern edge of Culver Close



OPTIONS	Result
P	28% responses
V	44% responses
N	5% responses
P V	5% responses
V N	2% response
ANY	1% responses
NONE	1% response

44+5+2+1% responses have a preference for location V = 52%

Introduction & Engagement

Welcome

Thank you for taking the time to contribute to the developing ideas that the Town Council has for this major green space at the heart of the town.

In order to capture as much feedback as possible, we have provided some comment slips which will be collated and used to inform any design options that will be presented at another event, hopefully later this year.

We are keen to hear views from all the residents and this consultation event is following on from engagement that has already taken place with some of the official groups that use the spaces and buildings on the site.

On the following boards we have shown some options for locations of key elements defined by these groups.

Engagement so far....

Over the past few months we have spoken to a number of groups including:

- The Town Council
- Bradford on Avon Bowls Club
- Bradford on Avon Cricket Club
- Avon Valley Runners
- Bradford on Avon Lions
- Bradford on Avon Preservation Trust
- Bradford on Avon Youth Club
- Wiltshire Cricket
- Bradford on Avon Tennis
- Bradford on Avon Scouts
- Bradford on Avon Football Club (Youth)
- England and Wales Cricket Board

This has proved invaluable in defining their desire for the whole site and any potential community facility that might be useful from their particular perspective.

Key desires - Site

Following items were identified by the groups as being beneficial / desirable for them in terms of the wider site and the external environment:

- Retain large open spaces available for all
- Be sensitive to the Heritage context
- Retain Tennis Courts
- Retain Cricket Ground
- Create better links between Culver Close and Victory Field
- Remove / improve ugly buildings / Storage
- Preserve the trees - provide more trees
- Improve vehicle access to Culver Close
- Improve external cricket facilities
- Provide public toilets
- Improve parking provision
- Create a community / sports hub
- Ensure space is fully accessible
- Provide more seating
- Maximise connections to the town
- Ensure pedestrian safety
- Improve links to the Tithe Barn and the river
- Provide accessible parking

If you think we have collectively missed something, please let us know by filling in your thoughts in Section A

Key desires - Built facilities

Each of the groups identified key elements that would be beneficial to them in terms of their particular needs as well as their view on the needs of the wider town as Bradford on Avon residents, these were to:

- Provide accessible public toilets
- Improve cricket changing facilities
- Provide storage for the community including water activities, football, cricket, clean up Bradford, Scouts, Tennis etc
- Create additional, bookable changing for local groups (football, runners, tennis, youth club etc)
- Provide a "changing places" facility
- Create a bookable internal space for local groups for meetings and events
- Create visual links from new facility to all uses across the site. (Football, Lions Day, Cricket, Tennis etc)
- Ensure the new facility is as "green" as possible
- Create a sustainable community building that will not be a drain on Council resources
- Provide community storage
- Site the building such that it minimises any impact on the green space.
- Create a facility that is for the community, not one organisation.

If there are facilities that you think should be considered for inclusion in a new building please let us know in Section B



Activities & Uses

Current use

As illustrated on the plan opposite, the whole site is used throughout the year by various groups with a wide variety of activities.

It is the Council's view that any changes must preserve this rich diversity of activities as well giving the opportunity for additional uses.

The following activities are shown on this plan:

- 01. Basketball / MUGA
- 02. Play areas
- 03. Food festival on Victory Field (pink)
- 04. Car boot sale (yellow)
- 05. BoA Youth football
- 06. External cinema
- 07. BoA Tennis
- 08. Lions Day
- 09. Pedestrian access
- 10. BoA Cricket club
- 11. BoA Bowls Club
- 12. Water sports / access to river
- 13. Avon Valley Runners
- 14. Dog Walkers
- 15. Ad hoc recreation



Victory Field, Culver Close & A New Community Facility

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Existing Facilities

The existing facilities include the cricket pavilion with storage, the victory field pavilion, the victory field storage containers and the tennis pavilion.

Cricket Pavilion

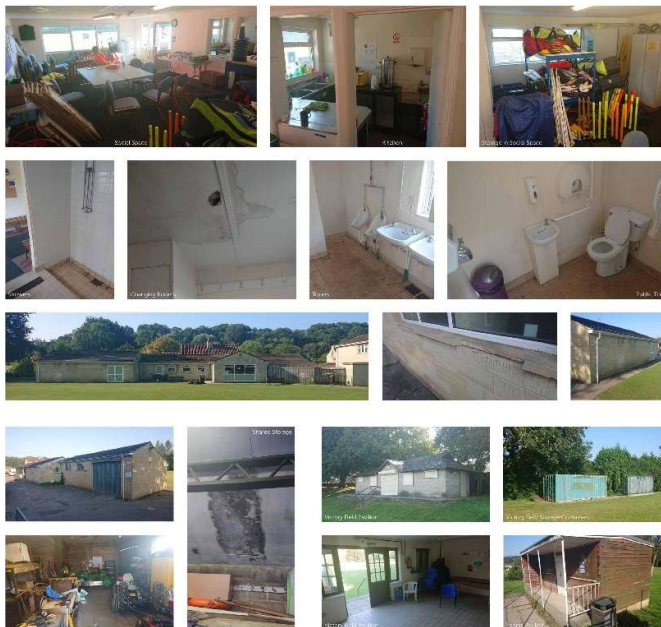
- 01. Social space is undersized and used to store equipment
- 02. Kitchen is small and poorly equipped, limiting the use of the social space
- 03. Changing rooms are a good size but are in poor condition
- 04. Toilets and showers are in a state of disrepair
- 05. Exterior is in poor condition and is a blight on the landscape
- 06. Public toilet is uninviting and difficult to access

Victory Field Pavilion

The pavilion on Victory field is of insufficient size to function well as a pavilion but provides convenient access to kitchen facilities.

Victory Field Storage Containers

The containers are required for storage of items such as goalposts, but are unsightly in appearance.



Victory Field, Culver Close & A New Community Facility

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Constraints & Opportunities

Constraints

Both Culver Close and Victory Field are located at the heart of the town and in close proximity to the Tithe Barn (Ancient Monument). There are also significant planning designations and other considerations across and adjacent to the site.

The diagram opposite highlights the elements that these as well as other key aspects that will need careful consideration with any proposal.

PLANNING DESIGNATIONS

The whole of the map extract opposite is within a conservation area.

- a) Green belt
- b) Area of Outstanding Natural Beauty (AONB)
- c) Ancient Monument
- d) Listed buildings
- e) Flood Zone 3
- f) Flood Zone 2
- g) Surface water flood risk (High, Medium, Low)
- h) Tree Preservation Order (TPO)

Other key considerations also include:

- i) Views from residential properties
- j) Access points
- k) Routes across the site
- l) Vehicle circulation and access
- m) Wessex water drain and easement
- n) View from pedestrian access
- o) Level change inhibits creation of new access

Opportunities

The consultation to date has also highlighted some opportunities:

- 01 Create a better link between CC & VF
- 02 Remove buildings of little architectural merit
- 03 Remove or re-purpose VF pavilion



Options - Community facility

Community facility

As defined by the engagement, the creation of a new facility that has all the accommodation that would be of great benefit to all the users, a building of approximately the footprint shown on the illustration opposite will be needed. The key accommodation is likely to be:

- Public toilets
- Bookable changing facilities
- Bookable hospitality / function rooms
- Cricket changing facilities
- Storage (potential locations are shown as yellow dots)

When considering all the various needs, some locations have been considered and discounted:

- I) Loss of required pitch boundary. Flood plain location. Vehicle access required. Behind sight screen
- II) No relationship with current cricket pitch

We are therefore after your views on the following locations:

P On existing cricket pavilion site

Risks	Cons
On existing building footprint	2 Heavy impact on neighbours
Good access to Cricket pitch	No relationship to other activities
	Worse water drain

V Close to Victory Field and Pound Lane

Risks	Cons
Good relationship to all key uses on both sides	Redirection of a new drain
Minimal loss of open space	Building to green belt
On key route across site	Pedestrian routes to be re-routed
Working program on access from residential properties	
Proposal to create physical link to VF from CC	

N On Northern edge of Culver Close

Risks	Cons
Good relationship to town centre	Impact on residents
Excellent access to cricket	Poor relationship to VF
Good relationship to pedestrian and cyclist routes	Loss of open space
	Adverse to access
	New vehicle access required
	Water impact from pedestrian access point





**BRADFORD
ON AVON**
TOWN COUNCIL

The War Memorial in Westbury Gardens was once again the focal point on Sunday 14 November 2021 of the town's Remembrance Day service and wreath-laying ceremony. Erected in 1922 to commemorate the 1914-1918 war (to which has since been added a plaque listing the names of local men who fell in the 1939-1945 war), the stone plinth and obelisk are both showing signs of wear, quite serious in some places.

As next year will be the centenary of the unveiling of the War Memorial, we propose a fundraising campaign between now and then to pay for it to be renovated in time for the Remembrance Day Service in 2022. Initial estimates for the cost of the repair work are under £10,000, and the War Memorials Trust may be willing to support the repair and conservation work, up to 75% of the cost (according to the Trust, almost all war memorials are eligible for support). The work would be supervised and paid for through the Town Council.

As well as any grant funding that may be available, we propose to seek donations from the public. To get the fundraising underway, we would like to propose a contribution from the Town Council of up to £1,000.



Cllr. S McNeill-Ritchie