

Town Development Committee

Town Development Committee

25/01/2022 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.

The question should not be a statement and limited to no more than 2 minutes.

2 Apologies To accept any apologies

3 Minutes

To approve the minutes of the last meeting held on the 23rd November 2021.

 2021.11.23_TD minutes.pdf

3

4 Matters arising (FOR INFORMATION ONLY) - none

5 Declarations of interest

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

6 Chairman's Report

Chairman's report attached.

 Chairman's Report 25.01.22.pdf

7

7 Woolley Grange planning application


3 2021/10082 BRADFORD ON AVON NORTH 01.12.21 17.12.21 David Cox Woolley Grange Hotel BA15 1TX Refurbishment, reconfiguration and extension of existing hotel and spa facilities including additional guestrooms, dining, lounge space, new creche and spa treatment rooms. Landscaping works, new access, additional parking and associated infrastructure.

8 Neighbourhood Plan Working Group


One meeting has taken place. Locality Grant being applied for and to meet the criteria there is a need for consultants services.

9 Delegated decisions


To note the minutes and decisions taken under delegated powers. These minutes are not for discussion. Minutes for Delegated Planning meetings for 17th November, 1st and 15th December 2021, 5th and 19th January 2022.

 2021.11.17_Del plng mins.pdf


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 2021.12.01_Delplanmins.pdf


12

 2021.12.15_delplanmtgs.pdf

16

 2022.01.05_delmins.pdf

20

 2022.01.19_del plan mins.pdf

23

10 One Public Estate

Cllr Gibson to report on latest situation.

11 Old Golf Course Working Group

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.

12 Date of next meeting

The next meeting has been arranged for 22nd March 2022.

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
23rd November 2021 at 7.00pm

Present:

Cllr J Vittles (Chairman)
Cllr K Bessant (Vice-Chairman)
Cllr S Gibson
Cllr S McNeill-Ritchie
Cllr A Potter
Cllr K Vigar
Sandra Bartlett – Town Clerk
Chris Hogg- Green Spaces Officer
Apologies: Cllr D Garwood, Cllr A Kay and Cllr T Trimble

Members of the Public: Vivienne Kynaston, Elizabeth Swale on behalf of Julie Rooth, Sandra and John Box, Joyce Shaw, Beryl Turner, Alan Roland-Price, Couple from Midland Close and Adrian Bligh.

22. Declarations of interest - none

23. Minutes

It was proposed by Cllr Vigar seconded by Cllr Gibson and with all in favour it was **RESOLVED:** That the minutes of the last meeting held on the 21st September 2021 be accepted as a true record.

24. Matters arising – none

25. Declarations of interest - none

26. Chairman's Report

Chairman reported that he had attended along with Cllr Garwood further Christmas lights meetings in readiness for the switch on the 26th November. He welcomed everyone to come along to the evening and he hoped there was a good crowd of people attending. He thanked GWR for sponsoring the Christmas tree at the Railway Station and to Val Baker for her work on securing this. Also, thanks to the Lions Club, the Preservation Trust and Daykin Estate Agents for their support this year.

Chairman reported on the Community Asset Transfer and said that he expects some movement from Wiltshire Council in the New Year.

27. Delegated decisions

Delegated planning recommendations from 6th and 20th October and 3rd November 2021 noted.

28. Poulton Park

The results of the public consultation on the 10th and 11th September 2021 were explained by Chris Hogg and noted. 168 visitors on the Friday and 270 on the Saturday. 64 paper responses and 94 online responses. 158 responses in total. He said the questions asked of people on how they use the site were mainly for walking, dog walking, playing, nature and wildlife spotting, running, exercise and children's play area, meeting friends or family, cycling, blackberry picking, skating and kite flying, socialising, chatting, meditating, relaxing and chilling. 86 people wanted a skatepark, 60 improved play equipment, 41 tree planting, 28 nature biodiversity preservation or enhancement., 20 adult gym, 19 more events, 17 café, 15 improved paths, 13 improved changing rooms, 12 toilets, 8 table tennis and 2 junior football posts. These results will be posted separately on the Town Council website. A lot of people said that the area was quite dilapidated and lots of rubbish and dog mess. Cllr Gibson advised that these results can help shape how we improve Poulton Park when it comes into town council ownership. It also endorsed the positioning of the skateboard park and improve footpaths and connectivity around the town. Chairman said it was a well-used and valued space. Beryl Turner asked how much it will cost and who is going to pay for it. Cllr Gibson said we have permitted development to replace the existing with a design. Cllr Gibson said that Cllr Bessant and other volunteers have done a lot of fundraising and the Town Council have submitted an application for lottery funding. Cllr Gibson said we will deliver on a skateboard park we can afford from the funds raised. Joyce Shaw said that bins are always overflowing on bank holidays. Chairman said that our Town Wardens were aware of this. Alan Roland Price asked what measures do you intend to take to make sure the new skateboard park is not vandalised and maintenance is not expensive. Cllr Bessant said the original metal skateboard park had fallen into disrepair very quickly, it will be a concrete skatepark which won't degrade in the same way and skateboarders will police it themselves, as they see it something to value, an inclusive area and hopefully not an area for anti-social behaviour and embedded in the local community. She said our young people are very much involved and consulted on the design.

29. Culver Close and Victory Field

The results of the public consultation held in St. Margaret's Hall on the 11th September were explained and noted. Chris Hogg said that 200 visitors came to the consultation. We received 57 paper responses, 70 online response and 127 responses in total. He explained there was a plan of possible positioning of a pavilion 52% in favour of area 'v', which was adjacent to the tennis courts. He said there was variety of things for families to do on the site. Sports Groups use the existing site. Any new build pavilion should be environmentally sound with suitable facilities. These results will be posted on the Town Council website. Cllr Gibson said that the Town Council has engaged an architectural firm on our behalf and designed the consultation for all the various groups to use and they will be looking at the feedback. She said the next stage is when the design is further on more consultation to be done and funding raising through Sport England and England Cricket Board. Alan Roland Price asked what was the process involved in choosing the three sites for the new pavilion and why was the existing site not appropriate. Cllr Gibson said for cricketers there only certain places it can go, the green cannot be in front of the pavilion, as it is dangerous. She said it was a bit squashed in at the moment. The upper floor could also be used for viewing play at Victory Field, with 'v' location, which we cannot do now. Cllr Gibson said location 'v' is an easy site to integrate into the landscape and pedestrian access improved. Cllr Gibson said that hardcore on existing site will be removed and returned to green space. Alan Roland-Price asked if the footpath would be moving and Cllr Gibson advised no. Cllr Gibson said there is a pale purple line on the plan which is a metre wide Wessex Water pipe and we need to take that into consideration too. Alan Roland-Price asked if any large trees would be removed and Cllr Gibson advised no only one small tree. Resident of Midland Close asked what would happen to the extra traffic required for this facility. Cllr Gibson advised that this is intended to be a car free development and there will be no further car parking on the site but less when it is finished but there is a large car park on the other side of the railway line at the station car park and abled bodied sports people should be able to walk to the site once they have dropped off their kit. Member of the public thought extra signage was needed advising what is allowed on the site. John Box suggested restricted parking in Pound Lane would help, as cars park there for days on end. Sandra Box said that all these green areas should be dog free. Cllr Bessant said that signage on green spaces was planned but waiting on the asset transfer which is imminent. Beryl Turner asked about the cricket nets, where are they going. Cllr Gibson advised that this was a Cricket Club application not a town council initiative. Cllr Gibson said next to the tennis courts. Beryl Turner wanted benches in the town for older people. Chairman advised it would be an area for all ages. Cllr Vigar

said that benches are needed for some people to take a rest on whilst out walking. Chris said he puts in a lot of memorial benches for local residents. Sandra Box asked about cyclists riding at breakneck speeds, which is dangerous for pedestrians. Chairman thanked Chris Hogg for all his help with producing the consultation boards and helping with the consultation days and the results reports.

30. One Public Estate

Cllr Gibson explained that One Public Estate was about the buildings around Station car park and Wiltshire Council had funding for a feasibility study to revamp this area. Cllr Gibson said that this was an initiative that Cllr McNeill-Ritchie had started. Cllr Gibson said the car park needed to be included in this and she hoped to know some more information before the end of the month from Wiltshire Council.

Cllr Gibson said that a Cabinet paper was expected in the New Year on Community Asset Transfer and she expected to get the assets by Easter 2022.

Joyce Shaw said that there is a lot of wasted space around the area by the river.

Alan Roland Price said some students showed the results of their work on this area in St. Margaret's Hall some years ago. Cllr Gibson explained that they were her students studying for their master's degree and that Cllr McNeill-Ritchie had assisted her in writing the brief for it. Alan Roland Price asked if Wiltshire Council Officers had seen their work and Cllr Gibson advised yes they had.

31. War memorial

The report from Cllr McNeill-Ritchie on the war memorial was discussed. It was noted that next year will be the centenary of the unveiling of the War Memorial. Initial estimates for the cost of the repair work are between £8,000 and £10,000 and the War Memorials Trust maybe willing to support the repair and conservation work. At the same time, a new plinth will be made for the Canadian war memorial. After discussion, it was proposed by Cllr McNeill-Ritchie seconded by Cllr Bessant and with all in favour it was **RESOLVED**: to progress these two projects with a grant application to War Memorials Trust and start fund raising through the Town Council website with a £1000 contribution from the Town Council,

32. Old Golf Course Working Group

To note that Cllrs, Bessant, Kay, Potter and Vittles have volunteered to be on the Working Group. Other interested groups to be approached are the Preservation Trust, Climate Friendly and Keep it Green Bradford on Avon. Cllr Potter explained that she did not know the owner's intentions for the site and the problems regarding the toxic waste on the site. No news yet from Michelle Donelan's office on how the toxic waste responsibility will be handled going forward. Cllr Potter asked if Wiltshire Council had got any further with their areas for housing development and that the old golf course site was on the list as one of them. Cllr Gibson advised she did not have any further news on this and that Strategic Planning would need alternatives before February/March 2022 from the Town Council's Neighbourhood Plan Working Group.

33. Date of next meeting

The next meeting has been arranged for 25th January 2022.

The meeting closed at 7.57 pm

Members of the public who spoke at the Town Development Committee meeting on the 23rd November 2021

1. Vivienne Kynaston said that she walks along Bridge Street to gain access to the Old Golf Course site and she hopes it remains as a public open space.
2. Elizabeth Swale said on behalf of Julie Rooth that the old golf course site remains an open space. Elizabeth said that she walked her dog there.
3. Adrian Bligh asked about the process for the Culver Close consultation. He said that one planning application had already been withdrawn, which was not part of the public record and he asked if the next one will be a Full Council decision. Chairman advised him it would be a full council discussion and decision.

Chairman's Report 25th January 2022

I attended a wash-up meeting for 2021 Xmas light, which also served a kick-off meeting for 2022. The 2021 event was a major success and we've received a lot of positive feedback from residents and visitors. Plans for next year are already shaping up and we're hoping to make it even bigger and better, with some exciting ideas in the pipeline.

I want to mention Culver Close to keep everyone up to date on the latest situation following the consultation in 2021 - we are expecting a presentation from the architect in the next month or so.

As mentioned at Full Council earlier this month, we are now expecting asset transfer from Wiltshire Council to take place imminently following the cabinet member decision paper. The director of operations will be meeting Wilts council officers in early February.

Councillor Jack Vittles

BRADFORD ON AVON TOWN COUNCIL
PLANNING APPLICATIONS TO BE CONSIDERED AT THE DELEGATED PLANNING MEETING
ON WEDNESDAY 17th NOVEMBER 2021

Town Council reference 1
Ward BRADFORD ON AVON NORTH
Planning Application Number 2021/09973
Type of application
Date to comment 18.11.21
Town Council meeting date 17.11.21
Case Officer Bev Griffin
Applicant Mr M Palmer
Address 23 Woolley Street BA15 1AE
Description of work Crown thin 20-25% White Beam tree
Town Council recommendation PERMIT - No objection - Green Space Officer's comments: 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 2
Ward BRADFORD ON AVON SOUTH
Planning Application Number 2021/09621
Type of application
Date to comment 25.11.21
Town Council meeting date 17.11.21
Case Officer Steven Vellance
Applicant The Weaving Shed
Address 3 Bridge Yard BA15 1EJ
Description of work Relocation of Existing air conditioning units to service area within acoustic enclosure
Town Council recommendation PERMIT - No objection

Town Council reference 3
Ward BRADFORD ON AVON NORTH
Planning Application Number 2021/09982
Type of application
Date to comment 26.11.21
Town Council meeting date 17.11.21
Case Officer Gen Collins
Applicant Mr A Field
Address 70 Downs View BA15 1PW
Description of work Single storey extension with minor modifications to existing garage and extension to roof
Town Council recommendation PERMIT - No objection

BRADFORD ON AVON TOWN COUNCIL
PLANNING APPLICATIONS TO BE CONSIDERED AT THE DELEGATED PLANNING MEETING
ON WEDNESDAY 17th NOVEMBER 2021

Town Council reference 4
Ward BRADFORD ON AVON NORTH
Planning Application Number 2021/10183
Type of application
Date to comment 30.11.21
Town Council meeting date 17.11.21
Case Officer Yancy Sun
Applicant Mr A Simmons
Address 14 Ashley Rd BA15 1RW
Description of work Extension over two floor to existing dwelling
Town Council recommendation REFUSE - Objection - see further comments attached

Town Council reference 5
Ward BRADFORD ON AVON SOUTH
Planning Application Number 2021/10075
Type of application
Date to comment 03.12.21
Town Council meeting date 17.11.21
Case Officer Steven Sims
Applicant Mr P Lewis
Address Footbridge north of the entrance of Bradford on Avon water recycling centre (WRC) Belcombe Rd BA15 1LF
Description of work Wessex Water proposes the removal of a condemned footbridge over the K & A canal, & installation of a like for like replacement footbridge in the same location
Town Council recommendation PERMIT - No objection

Town Council reference 6
Ward BRADFORD ON AVON NORTH
Planning Application Number 2021/10054
Type of application
Date to comment 02.12.21
Town Council meeting date 17.11.21
Case Officer James Taylor
Applicant Mr S Windsor
Address 23 Christchurch Rd BA15 1TB
Description of work Demolition of existing garage & conservatory & replacement with wraparound side and rear extension
Town Council recommendation PERMIT - No objection - see further comments attached.

BRADFORD ON AVON TOWN COUNCIL
PLANNING APPLICATIONS TO BE CONSIDERED AT THE DELEGATED PLANNING MEETING
ON WEDNESDAY 17th NOVEMBER 2021

Town Council reference	7
Ward	BRADFORD ON AVON NORTH
Planning Application Number	2021/08672
Type of application	
Date to comment	24.11.21
Town Council meeting date	17.11.21
Case Officer	James Taylor
Applicant	
Address	79 Woolley Street BA15 1AL
Description of work	Single Storey extensions to a dwelling & demolition of detached, concrete block & rendered single garage & widening a driveway
Town Council recommendation	PERMIT - No objection - this is a re-submission which reduces the overall impact of the scheme.

Additional comments from BOATC Planning Committee

Town Council Reference no 4

Address: 14 Ashley Road BA15 1RW
Description of Works: Extension over two floors to existing dwelling

Recommend

Refuse:

The size and location of the proposed two storey extension is excessive in relation to the relatively small plot size resulting in an unacceptable level of loss of amenity to the neighbour at number 15, which also has a small garden. The extension is within 3 meters of the rear boundary and less on the west side. The windows to the west and south will overlook the garden to number 15 with a complete loss of privacy. To the Ashley Roadside the form of the original building is adversely affected by the extension and a less dominant solution needs to be found.

Town Council Reference no 6

Address: 23 Christchurch Rd BA15 1TB
Description of Works: Demolition of existing garage and conservatory and replacement with wraparound side and rear extension

Green Space Officer's comments:

For the demolition

Because there are proposed roof works and changes to existing timber cladding, 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 1st DECEMBER 2021

Town Council reference 1
 Ward BRADFORD ON AVON SOUTH
 Planning Application Number 2021/10334
 Type of application
 Date to comment 09.12.21
 Town Council meeting date 01.12.21
 Case Officer Nina Miles
 Applicant Mr V Gardiner
 Address 18 Elms Cross Drive BA15 2EL
 Description of work new garage roof and extension to garage, extension to rear ground floor and extension in roof (flat dormer roof on rear)
 Town Council recommendation PERMIT - No objections

Town Council reference 2
 Ward BRADFORD ON AVON SOUTH
 Planning Application Number 2021/10663
 Type of application
 Date to comment 03.12.21
 Town Council meeting date 01.12.21
 Case Officer Sue Morgan
 Applicant Mr S Riley
 Address 19 Bearfield Bldgs. BA15 1RP
 Description of work Apple tree - overall reduction by one-third
 Town Council recommendation PERMIT - No objections - 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 work. See www.biodiversityinplanning.org

Town Council reference 3
 Ward BRADFORD ON AVON NORTH
 Planning Application Number 2021/10082
 Type of application
 Date to comment 17.12.21
 Town Council meeting date 01.12.21
 Case Officer David Cox
 Applicant
 Address Woolley Grange Hotel BA15 1TX
 Description of work Refurbishment, reconfiguration and extension of existing hotel and spa facilities including additional guestrooms, dining, lounge space, new creche and spa treatment rooms. Landscaping works, new access, additional parking and associated infrastructure.
 Town Council recommendation Comments to follow -

BRADFORD ON AVON TOWN COUNCIL
PLANNING APPLICATIONS TO BE CONSIDERED AT THE DELEGATED PLANNING MEETING
ON WEDNESDAY 1st DECEMBER 2021

Town Council reference 4
Ward BRADFORD ON AVON NORTH
Planning Application Number 2021/10751
Type of application
Date to comment 17.12.21
Town Council meeting date 01.12.21
Case Officer David Cox
Applicant
Address Woolley Grange Hotel BA15 1TX
Description of work Refurbishment, reconfiguration and extension of existing hotel and spa facilities including additional guestrooms, dining, lounge space, new creche and spa treatment rooms. Landscaping works, new access, additional parking and associated infrastructure.
Town Council recommendation Comments to follow -

Town Council reference 5
Ward BRADFORD ON AVON NORTH
Planning Application Number 2021/10324
Type of application
Date to comment 10.12.21
Town Council meeting date 01.12.21
Case Officer Russell Brown
Applicant Mr J Tilbury
Address 4 Masons Lane BA15 1QN
Description of work Minor internal alterations to the ground floor room layout 7 doors, & external alterations to the railings. New gate to driveway
Town Council recommendation PERMIT - Although this is a listed building these are minor alterations which will not affect the overall character or historic fabric therefore no objections.

Town Council reference 6
Ward BRADFORD ON AVON NORTH
Planning Application Number 2021/10319
Type of application
Date to comment 06.12.21
Town Council meeting date 01.12.21
Case Officer Sue Morgan
Applicant Mr J Tilbury
Address 4 Masons Lane BA15 1QN
Description of work T1- multi stemmed self- seeded Sycamore tree - fell T2 - Elder tree - fell
Town Council recommendation PERMIT - No objections - 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 work. See www.biodiversityinplanning.org

BRADFORD ON AVON TOWN COUNCIL
PLANNING APPLICATIONS TO BE CONSIDERED AT THE DELEGATED PLANNING MEETING
ON WEDNESDAY 1st DECEMBER 2021

Town Council reference 7
Ward BRADFORD ON AVON NORTH
Planning Application Number 2021/10127
Type of application
Date to comment 06.12.21
Town Council meeting date 01.12.21
Case Officer David Cox
Applicant Mr Gary Hoskins
Address 9 Leigh Park Rd BA15 1TE
Description of work New landscaped scoping access up to new door step level at front of house. New porch with canopy. New concrete steps up to front door.
Town Council recommendation PERMIT - No objections

Town Council reference 8
Ward BRADFORD ON AVON NORTH
Planning Application Number 2021/10649
Type of application
Date to comment 15.12.21
Town Council meeting date 01.12.21
Case Officer Jonathan Maidman
Applicant
Address 36 Woolley St BA15 1AG
Description of work Removal of attached outbuilding & construction of new single extension to the rear
Town Council recommendation PERMIT - No objections

Town Council reference 9
Ward BRADFORD ON AVON SOUTH
Planning Application Number 2021/10469
Type of application
Date to comment 15.12.21
Town Council meeting date 01.12.21
Case Officer Jonathan Maidman
Applicant
Address 5 Elms Cross Drive BA15 2EH
Description of work Erection of dormer
Town Council recommendation PERMIT - No objections - Proposed new dormer window is very large but there has been no objections from the neighbours - therefore no objections

BRADFORD ON AVON TOWN COUNCIL
PLANNING APPLICATIONS TO BE CONSIDERED AT THE DELEGATED PLANNING MEETING
ON WEDNESDAY 1st DECEMBER 2021

Town Council reference 10
Ward BRADFORD ON AVON NORTH
Planning Application Number 2021/10748
Type of application
Date to comment 13.12.21
Town Council meeting date 01.12.21
Case Officer Bev Griffin
Applicant
Address 49A Woolley St BA15 1AG
Description of work Robina tree to be pollarded to approximately 9m
Town Council recommendation PERMIT - No objections - 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 work. See www.biodiversityinplanning.org

Town Council reference 11
Ward BRADFORD ON AVON NORTH
Planning Application Number 2021/10749
Type of application
Date to comment 13.12.21
Town Council meeting date 01.12.21
Case Officer Bev Griffin
Applicant
Address Zion Baptist Church Conigre Hill BA15 1NJ
Description of work 2 no. Norway Spruce to be reduced by 30% by up to 3 metres
Town Council recommendation PERMIT - No objections - 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 work. See www.biodiversityinplanning.org

BRADFORD ON AVON TOWN COUNCIL
PLANNING APPLICATIONS TO BE CONSIDERED AT THE DELEGATED PLANNING MEETING
ON WEDNESDAY 15th DECEMBER 2021

Town Council reference	1
Ward	BRADFORD ON AVON NORTH
Planning Application Number	2021/10924
Type of application	
Date to comment	21.12.21
Town Council meeting date	15.12.21
Case Officer	Yancy Sun
Applicant	Mrs P Eldridge
Address	1a Kingsfield Close BA15 1AW
Description of work	Householder planning permission
Town Council recommendation	PERMIT - No objections

Town Council reference	2
Ward	BRADFORD ON AVON SOUTH
Planning Application Number	2021/10948
Type of application	
Date to comment	21.12.21
Town Council meeting date	15.12.21
Case Officer	Steven Sims
Applicant	Verity Allen
Address	28 Poulton BA15 1WA
Description of work	Proposed front extension to create porch and store. Rear extension to create open plan living space.
Town Council recommendation	PERMIT - No objections

Town Council reference	3
Ward	BRADFORD ON AVON NORTH
Planning Application Number	2021/09064
Type of application	
Date to comment	22.12.21
Town Council meeting date	15.12.21
Case Officer	Russell Brown
Applicant	Mr M Belk
Address	The Old School Room, 18 Coppice Hill BA15 1JT
Description of work	Listed Building consent(Alt/Ext)
Town Council recommendation	PERMIT - No objections

BRADFORD ON AVON TOWN COUNCIL

PLANNING APPLICATIONS TO BE CONSIDERED AT THE DELEGATED PLANNING MEETING
ON WEDNESDAY 15th DECEMBER 2021

Town Council reference	4
Ward	BRADFORD ON AVON NORTH
Planning Application Number	2021/10794
Type of application	
Date to comment	24.12.21
Town Council meeting date	15.12.21
Case Officer	Jonathan Maidman
Applicant	J Knight
Address	13 Middle Rank, BA15 1NL
Description of work	Reinstatement of collapsed retaining wall
Town Council recommendation	PERMIT - No objections

Town Council reference	5
Ward	BRADFORD ON AVON SOUTH
Planning Application Number	2021/11118
Type of application	
Date to comment	28.12.21
Town Council meeting date	15.12.21
Case Officer	Yancy Sun
Applicant	Mr & Mrs K Kilgallen
Address	3 Poulton Lane Ba151EZ
Description of work	New side canopy new front steps and remodelling of existing garage
Town Council recommendation	PERMIT - No objections

Town Council reference	6
Ward	BRADFORD ON AVON NORTH
Planning Application Number	2021/11021
Type of application	
Date to comment	31.12.21
Town Council meeting date	15.12.21
Case Officer	Russell Brown
Applicant	Mr D Spinney
Address	12 Church St BA15 1LW
Description of work	Proposed Fenestration Repair & Replacement
Town Council recommendation	PERMIT - No objections - as long as full-size timber frame details are submitted and approved by the Conservation Officer

BRADFORD ON AVON TOWN COUNCIL
PLANNING APPLICATIONS TO BE CONSIDERED AT THE DELEGATED PLANNING MEETING
ON WEDNESDAY 15th DECEMBER 2021

Town Council reference	7
Ward	BRADFORD ON AVON SOUTH
Planning Application Number	2021/11218
Type of application	
Date to comment	30.12.21
Town Council meeting date	15.12.21
Case Officer	Yancy Sun
Applicant	Mr & Mrs Lacey
Address	38 Culver Rd, BA15 1JA
Description of work	Replacement and enlarged side and rear extension
Town Council recommendation	PERMIT - No objections

Town Council reference	8
Ward	BRADFORD ON AVON NORTH
Planning Application Number	2021/11020
Type of application	
Date to comment	24.12.21
Town Council meeting date	15.12.21
Case Officer	Bev Griffin
Applicant	Mr M Bishop
Address	Priory Steps B & B Newton BA15 1NQ
Description of work	Fir tree removal
Town Council recommendation	PERMIT - The application seems reasonable. Please ensure that a replacement tree is planted in a manner that suits the location, managed accounting for the retaining wall. Yew, <i>Taxus baccata</i> might meet this specification. 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. Please see: www.biodiversityinplanning.org

Town Council reference	9
Ward	BRADFORD ON AVON SOUTH
Planning Application Number	2021/09311
Type of application	
Date to comment	04.01.21
Town Council meeting date	15.12.21
Case Officer	James Taylor
Applicant	Mr & Mrs J Difazio
Address	Rowden Farm, Rowden Lane BA15 2AB
Description of work	Erection of replacement dwelling, stationing of ground mounted PV array 7 associated landscaping
Town Council recommendation	PERMIT - No objections as long as the new build is not materially larger than the existing bungalow and does not overlook any other dwellings.

BRADFORD ON AVON TOWN COUNCIL
PLANNING APPLICATIONS TO BE CONSIDERED AT THE DELEGATED PLANNING MEETING
ON WEDNESDAY 15th DECEMBER 2021

Town Council reference	10
Ward	BRADFORD ON AVON NORTH
Planning Application Number	2021/11393
Type of application	
Date to comment	05.01.21
Town Council meeting date	15.12.21
Case Officer	Helen Burns
Applicant	Mr L Ovens
Address	Woolley Green Farm, BA15 1TY
Description of work	Application for Prior approval under Class R for the Change of use of 2no. Agricultural buildings to a flexible Commercial use (Steet fabrication workshop & painting area
Town Council recommendation	REFUSE - The number and frequency of vehicle movements proposed will exceed the movements generated by the agricultural use on a section of road where traffic speeds represent a danger and where there is inadequate provision for turning & The proposed industrial

Town Council reference	
Ward	
Planning Application Number	
Type of application	
Date to comment	
Town Council meeting date	
Case Officer	
Applicant	
Address	
Description of work	
Town Council recommendation	-

BRADFORD ON AVON TOWN COUNCIL
PLANNING APPLICATIONS TO BE CONSIDERED AT THE DELEGATED PLANNING MEETING
ON WEDNESDAY 5th JANUARY 2022

Town Council reference 1
Ward BRADFORD ON AVON NORTH
Planning Application Number 2021/11260
Type of application
Date to comment 21.01.22
Town Council meeting date 05.01.22
Case Officer Russell Brown
Applicant Bradford on Avon Town Council
Address Kingston House, Kingston Road
Description of work Installation of wheelchair lift
Town Council recommendation No comment as it is our planning application -

Town Council reference 2
Ward BRADFORD ON AVON SOUTH
Planning Application Number 2021/11314
Type of application
Date to comment 06.01.22
Town Council meeting date 05.01.22
Case Officer Johnathan Maidman
Applicant
Address 252 Trowbridge Rd BA15 1EY
Description of work Rear extension (in addition to the existing) Roof Dormer addition,
Garden Office building
Town Council recommendation PERMIT - No objection as the street scene and the front elevations
are not affected by the proposals

Town Council reference 3
Ward BRADFORD ON AVON NORTH
Planning Application Number 2021/11473
Type of application
Date to comment 20.01.21
Town Council meeting date 05.01.22
Case Officer Jonathan Maidman
Applicant Ms Tomlinson & Mr Flexer
Address 40 Newtown BA151NG
Description of work Alterations to rear & interior of the dwelling, including new 2nd floor
volume to provide to provide garden access
Town Council recommendation PERMIT - No objection

BRADFORD ON AVON TOWN COUNCIL
PLANNING APPLICATIONS TO BE CONSIDERED AT THE DELEGATED PLANNING MEETING
ON WEDNESDAY 5th JANUARY 2022

Town Council reference 4
Ward BRADFORD ON AVON NORTH
Planning Application Number 2021/11454
Type of application
Date to comment 20.01.21
Town Council meeting date 05.01.22
Case Officer Jonathan Maidman
Applicant Ms Tomlinson & Mr Flexer
Address 40 Newtown BA151NG
Description of work Alterations to rear & interior of the dwelling, including new 2nd floor volume to provide to provide garden access
Town Council recommendation PERMIT - No objection

Town Council reference 5
Ward BRADFORD ON AVON NORTH
Planning Application Number 2021/11518
Type of application
Date to comment 11.01.21
Town Council meeting date 05.01.22
Case Officer Selina Parker Miles
Applicant
Address 11Woolley Drive BA15 1AU
Description of work Further to the recent consents PL/2021/03562 & PL/2021/03045 This application combines these and provides for minor revisions: Change of roofing material to slate, enlarged first floor window and stone gable and quoin details.
Town Council recommendation PERMIT - No objection

Town Council reference 6
Ward BRADFORD ON AVON NORTH
Planning Application Number 2021/11606
Type of application
Date to comment 12.01.21
Town Council meeting date 05.01.22
Case Officer Buju Can Cetin
Applicant
Address Orchard Barn, Leigh Grove, BA15 2RF
Description of work Rear Ground & first floor extensions
Town Council recommendation PERMIT - No objection

BRADFORD ON AVON TOWN COUNCIL
PLANNING APPLICATIONS TO BE CONSIDERED AT THE DELEGATED PLANNING MEETING
ON WEDNESDAY 5th JANUARY 2022

Town Council reference 7
Ward BRADFORD ON AVON SOUTH
Planning Application Number 2021/11555
Type of application
Date to comment 07.01.22
Town Council meeting date 05.01.22
Case Officer Bev Griffin
Applicant
Address 6 St Katharines BA15 1LG
Description of work T1- Section fell conifer tree to as close to ground level as possible due to being a poor tree with sparse crown T2- Crown reduce Lilac tree by approximately 1 - 1.5 mtrs.
Town Council recommendation PERMIT - No objection

Town Council reference 8
Ward BRADFORD ON AVON NORTH
Planning Application Number 2021/11571
Type of application
Date to comment 07.01.21
Town Council meeting date 05.01.22
Case Officer Bev Griffin
Applicant
Address 8 St Margaret's Court, BA15 1DR
Description of work T1) Common Ash - Large tree in small space. crown significantly overhangs multiple gardens. Reduce crown by 2-3M from height and 2-3M from lateral spread. Remove 1x dead primary branch.
Town Council recommendation PERMIT - No objection

Town Council reference 9
Ward BRADFORD ON AVON SOUTH
Planning Application Number 2021/11627
Type of application
Date to comment 19.01.22
Town Council meeting date 05.01.22
Case Officer Selina Parker Miles
Applicant
Address 127 Trowbridge Road
Description of work Rear two storey extension
Town Council recommendation PERMIT - No objection

BRADFORD ON AVON TOWN COUNCIL
 PLANNING APPLICATIONS TO BE CONSIDERED AT THE TOWN DEVELOPMENT COMMITTEE
 MEETING ON WEDNESDAY 19th JANUARY 2022

Town Council reference 1
 Ward BRADFORD ON AVON NORTH
 Planning Application Number 2021/11642
 Type of application
 Date to comment 04.02.22
 Town Council meeting date 19.01.22
 Case Officer Pippa Card
 Applicant Mrs A Fuchs
 Address 22 Church Street BA15 1LN
 Description of work Installation of new entrance light and replacement of door frame due to water damage. Associated repairs to stone and leadwork to prevent water ingress
 Town Council recommendation PERMIT - Design of new light, avoid up lighting, consider short-timed IR movement triggered lighting, part-night timing, to reduce light spill, light duration, and impact on biodiversity.

Town Council reference 2
 Ward BRADFORD ON AVON NORTH
 Planning Application Number 2021/11747
 Type of application
 Date to comment 28.01.22
 Town Council meeting date 19.01.22
 Case Officer Steven Sims
 Applicant Ms S Scott
 Address 29 Churches Bradford on Avon BA15 1RD
 Description of work Proposed erection of a new dwelling house attached to the side of No. 29 Churches following the demolition of the existing garage/store and utility
 Town Council recommendation PERMIT - Proposed metal cladding should be submitted for approval and front wall should be set back by 300mm minimum. Small set-back would look better with change of material.

Town Council reference 3
 Ward BRADFORD ON AVON NORTH
 Planning Application Number 2021/11647
 Type of application
 Date to comment 20.01.22
 Town Council meeting date 19.01.22
 Case Officer Selina Parker- Miles
 Applicant P Blackwell Investments Ltd
 Address 1 Timbrell View BA15 1GD
 Description of work Formation of a basement level ancillary home office, revision to permitted ground level balcony & formation of external stair to rear connecting ground level to rear garden & associated works (retrospective).
 Town Council recommendation PERMIT - No objections but request removal no up lighting in this development, consider short-timed IR movement triggered lighting, part-night timing, to reduce light spill, light duration, & impact on biodiversity.

BRADFORD ON AVON TOWN COUNCIL

PLANNING APPLICATIONS TO BE CONSIDERED AT THE TOWN DEVELOPMENT COMMITTEE MEETING ON WEDNESDAY 19th JANUARY 2022

Town Council reference 4
Ward BRADFORD ON AVON NORTH
Planning Application Number 2021/11658
Type of application
Date to comment 19.01.22
Town Council meeting date 19.01.22
Case Officer Yancy Sun
Applicant Mr & Mrs M & B Alcock
Address 10 Church Acre BA15 1RL
Description of work Front extension to enlarge kitchen/dining space, rebuilding of rear single storey garden room with solid roof, part conversion of garage & associated internal alterations.
Town Council recommendation PERMIT - No objections.

Town Council reference 5
Ward BRADFORD ON AVON SOUTH
Planning Application Number 2022/00077
Type of application
Date to comment 04.02.22
Town Council meeting date 19.01.22
Case Officer David Cox
Applicant
Address Farleigh House, Frome Road BA15 1LE
Description of work Amendment to layouts and entrance doors of units 1 and 2 which was granted permission under ref: 20/10036/FUL
Town Council recommendation PERMIT - The proposed changes introduce extensive glazing at the front of the building and new rooflights. Request alterations or adaptations that reduce external spill of internal lighting, and to limit new external lighting. The proposal is within the Conservation area and close to known bat roosts at Grip Wood and areas of significant bat activity covered by the Bath & Bradford on Avon Bat SAC. Covered by policies GS2 and GS3 of BOA Neighbourhood Plan.

Town Council reference 6
Ward BRADFORD ON AVON SOUTH
Planning Application Number 2022/00118
Type of application
Date to comment 04.02.22
Town Council meeting date 19.01.22
Case Officer David Cox
Applicant
Address Farleigh House, Frome Road, BA15 1LE
Description of work Amendment to layouts and entrance doors of units 1 and 2 which was granted permission under ref: 20/10036/FUL
Town Council recommendation PERMIT - No objection The proposed changes introduce extensive glazing at the front of the building and new rooflights. Bradford on Avon Bat SAC. Covered by policies GS2 and GS3 of BOA Neighbourhood Plan. Request alterations or adaptations that reduce external external spill of internal lighting, and to limit new external lighting. The proposal is within the Conservation Area and close to known bat roosts at Grip Wood and areas of significant bat activity

BRADFORD ON AVON TOWN COUNCIL

PLANNING APPLICATIONS TO BE CONSIDERED AT THE TOWN DEVELOPMENT COMMITTEE
MEETING ON WEDNESDAY 19th JANUARY 2022

Town Council reference 7
Ward BRADFORD ON AVON SOUTH
Planning Application Number 2021/11938
Type of application
Date to comment 28.01.22
Town Council meeting date 19.01.22
Case Officer Bev Griffin
Applicant
Address Fitzmaurice Primary School BA15 ILE
Description of work Various works to Trees on the site
Town Council recommendation PERMIT - No objections –
No objections - All work appears to be informed, carefully considered and proportionate. 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. Please see: www.biodiversityinplanning.org

Town Council reference 8
Ward BRADFORD ON AVON SOUTH
Planning Application Number 202/11941
Type of application
Date to comment 28.01.22
Town Council meeting date 19.01.22
Case Officer Bev Griffin
Applicant
Address Land north east of Barton Farm Pound Lane
Description of work Notification of proposed works to trees in the conservation area
Poplars T1 & T2 to crown lift the lowest lateral on each tree, back to live growth to prevent low-hanging interference with fruit trees
Town Council recommendation PERMIT - No objection - All work appears to be proportionate. 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 – – this proposal is in close to known bat roosts and in an area of high bat activity. Please see: www.biodiversityinplanning.org

Town Council reference 9
Ward BRADFORD ON AVON SOUTH
Planning Application Number 2022/00169
Type of application
Date to comment 01.02.22
Town Council meeting date 19.01.22
Case Officer Sue Morgan
Applicant
Address 7 Frome Road BA15 1LB
Description of work Notification of proposed works to trees in the conservation area
Town Council recommendation PERMIT - Appropriate work to maintain cherry and horse chestnut trees as pollards. 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. Please see: www.biodiversityinplanning.org