



**Bradford on Avon
Town Council**



**LOCAL COUNCIL
AWARD SCHEME
QUALITY GOLD**

BRADFORD ON AVON TOWN COUNCIL

You are hereby summoned to a Town Development Committee meeting
of Bradford on Avon Town Council
On Tuesday 22nd March 2022
At 7.00pm in St. Margaret's Hall, Bradford on Avon

Sandra Bartlett
Town Clerk
17th March 2022

AGENDA

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. The Hall, Holt Road <i>Sarah Murray from the Alex Moulton Charitable Trust to address the committee concerning The Hall.</i>
4. Minutes <i>To approve the minutes of the last meeting held on the 25th January 2022.</i>
5. Matters arising (FOR INFORMATION ONLY) - none
6. 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>
7. Chairman's Report <i>No report.</i>
8. Neighbourhood Plan Working Group (standing item) <i>Cllr Gibson to report.</i>
9. 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 2nd & 16th February, & 2nd, & 16th March 2022.</i>
10. Pavilion Presentation <i>Richard Paige from NVB Architects to give a presentation. Members to consider whether to accept these designs and start public consultation and the planning process.</i>
11. Skatepark at Poulton <i>It was agreed at Full Council on the 8th March 2022 to have a Working Group for the Skatepark. Next step to agree a date for the first meeting of the Working Group.</i>
12. One Public Estate <i>Cllr Gibson to report on latest situation.</i>
13. Old Golf Course Working Group <i>(i) First meeting took place 4th February 2022. (ii) Reply dated 1st March 2022 from Jo Churchill MP to Michelle Donelan MP. Her letter dated 21st October 2021.</i>
14. War Memorial <i>Report from Facilities Manager concerning the War Memorials.</i>

15. Place Shaping Priorities

Letter dated 2nd February 2022 from Spatial Planning for consideration.

16. Date of next meeting

The next meeting has been arranged for 10th May 2022.

17. Confidential Business

'Under the Public Bodies (Admission to Meetings) Act 1960 by reason of a confidential nature to be discussed, that the public and press be excluded from the meeting'. Commercial matter to be discussed.



**Bradford on Avon
Town Council**



**LOCAL COUNCIL
AWARD SCHEME
QUALITY GOLD**

Minutes of the Town Development Committee meeting of
BRADFORD ON AVON TOWN COUNCIL held
on Tuesday 25th January 2022 at 7p.m in St. Margaret's Hall

Present:

Cllr J Vittles (Chairman)
Cllr K Bessant (Vice-Chairman)
Cllr S Blackwell (substituting for Cllr Vigar)
Cllr S Gibson
Cllr A Kay
Cllr S McNeill-Ritchie
Cllr T Trimble
Sandra Bartlett – Town Clerk
Ian Brown -
Apologies: Cllr D Garwood, Cllr A Potter and Cllr K Vigar

Members of the Public: 1

34. Minutes

It was proposed by the Chairman seconded by Cllr Gibson and with 5 in favour it was **RESOLVED**: To accept the minutes from the last meeting dated 23rd November 2022 as a true record.

35. Matters arising

Minute number 31. War Memorial – Cllr McNeill-Ritchie explained that the grant application information and quotes were collated now and ready to submit by the deadline of 28th February 2022. He hoped to have this done by 1st November 2022. Director of Operations explained that the Canadian war memorial will be moved and put on a plinth closer to the war memorial.

36. Declarations of interest - none

37. Chairman's Report

Chairman explained that he had attended a wash up meeting for the 2021 Christmas lights, which also served as a kick-off meeting for 2022. The 2021 event was a major success and we received lots of positive feedback from residents and visitors. Plans for this year are already shaping up and we are hoping to make it even bigger and better, with some exciting ideas in the pipeline.

With regards to Culver Close following the consultation in 2021 there will be 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 Wiltshire Council Officers in early February.

Chairman said that the outcome from the lottery bid for the skatepark was due by the end of January. He said we will have an update next time on bids and funding at the next meeting.

38. Woolley Grange - Planning Application Number 2021-10082

It was agreed to send the following recommendation:

The Town Council has no objections in principle to this application and is supportive of this local business which is one of the main businesses in the town and has an excellent reputation. Whilst members were appreciative of the need to update the facilities and impressed by the careful mitigation against loss of green space and sensitive additional accommodation proposed, they were, however concerned about some aspects of the application, as highlighted below:-

- It was felt that there should be a no right turn out of the hotel through Woolley to mitigate possible increases in traffic
 - Concern was expressed about the relationship between façade of the listed building and the proposed half underground kitchen and new lift which appears imposing and close.
 - The expansion of accommodation into the walled garden was considered over development, and in need of scaling down as it takes away the character of this garden.
 - The location of new spa was considered imposing when seen from the path between the main building and the garden. It was felt that the entrance needs softening.
- These concerns do not outweigh the in principle support for this application.

39. Neighbourhood Plan Working Group

It was noted that one meeting had taken place with Cllrs Kay, McNeill-Ritchie, Gibson, Vigar and Planning Consultant. Locality Grant had been applied for and to meet the criteria there was a need for consultants. Cllr Gibson said that a consultant with an ecologist perspective with a planning background would be useful. Cllr Gibson to ask Strategic Planning for assistance with the technical wording. Cllr Gibson said that housing allocation needs to be considered too. Next steps Vision and option for consultants. Chairman asked for this to be a standing item on the agenda.

40. Delegated decisions

Delegated decisions for 17th November, 1st December, 15th December, 5th January and 19th January 2022 were noted.

41. One Public Estate

Cllr Gibson explained that there will be a meeting tomorrow. She waiting to hear whether the car park had been included for the development phase. Cllr Gibson asked if the members had any objection to her MSE Modern Building Design students studying the possibilities for the station car park and doing an exhibition of their work at the end of the course in St. Margaret's Hall. Chairman thought this a good thing to do. Cllr Kay said the message needs to be clear, that it was an exercise for the students. Cllr McNeill-Ritchie said we need to know what direction Wiltshire Council are helping us work towards and what was likely to be coming along in the future.

42. Old Golf Course Working Group

The Working Group will consist of Cllrs. Bessant, Kay and Potter and Vittles with groups to be approached to join including Preservation Trust, Climate Friendly and Keep it Green Bradford on Avon. It was proposed to have a meeting on the 4th February in the afternoon.

43. Date of next meeting

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

BRADFORD ON AVON TOWN COUNCIL
 PLANNING APPLICATIONS TO BE CONSIDERED AT THE TOWN DEVELOPMENT COMMITTEE
 MEETING ON WEDNESDAY 2nd FEBRUARY 2022

Town Council reference 1
 Ward BRADFORD ON AVON SOUTH
 Planning Application Number 2021/10118
 Type of application
 Date to comment 11.02.22
 Town Council meeting date 02.02.22
 Case Officer Gen Collins
 Applicant
 Address Bradford on Avon Railway Station BA15 1DF
 Description of work Full restoration of the footbridge at BOA station including the reinstatement of the original canopy on the footbridge.
 Town Council recommendation PERMIT - No objection

Town Council reference 2
 Ward BRADFORD ON AVON SOUTH
 Planning Application Number 2022/00293
 Type of application
 Date to comment 15.02.22
 Town Council meeting date 02.02.22
 Case Officer Russell Brown
 Applicant
 Address 7 Frome Rd BA15 1LB
 Description of work Single Storey extension to replace existing conservatory, loft conversion and associated internal alterations
 Town Council recommendation PERMIT - No objection

Town Council reference 3
 Ward BRADFORD ON AVON NORTH
 Planning Application Number 2021/11393
 Type of application
 Date to comment 02.02.22
 Town Council meeting date 02.02.22
 Case Officer David Cox
 Applicant
 Address Woolley Green Farm, Woolley Green BA15 1TY
 Description of work Application for prior approval under Class R for the Change of use of 2 no agricultural buildings to a flexible commercial use (Steel fabrication workshop & painting area)
 Town Council recommendation REFUSE - Objection: refuse for the reasons previously given because the applicants agent has not adequately addressed the Town Council objection on potential highway danger and noise nuisance in relation to the adjoining owners. The type of industrial use is not appropriate close to existing dwellings nor should it be located in the Green Belt.

BRADFORD ON AVON TOWN COUNCIL
 PLANNING APPLICATIONS TO BE CONSIDERED AT THE TOWN DEVELOPMENT COMMITTEE
 MEETING ON WEDNESDAY 2nd FEBRUARY 2022

Town Council reference 4
 Ward BRADFORD ON AVON SOUTH
 Planning Application Number 2022/00571
 Type of application
 Date to comment 15.02.22
 Town Council meeting date 02.02.22
 Case Officer Sue Morgan
 Applicant
 Address The Boat House, Pound Lane, BA15 1LF
 Description of work G1 - 4 x Poplar trees - reduce by 10m 1 x Poplar tree - fell T1 -
 Sycamore tree - crown reduce by 3m and remove fire and squirrel
 damage
 Town Council recommendation PERMIT - No objection

Town Council reference 5
 Ward BRADFORD ON AVON NORTH
 Planning Application Number 2022/00570
 Type of application
 Date to comment 15.02.22
 Town Council meeting date 02.02.22
 Case Officer Sue Morgan
 Applicant
 Address Wellclose lodge, Wine St BA15 1NS
 Description of work 1 - Yew tree - remove 5 lowest branches, trim tops and reshape 2 -
 3 x Apple trees - remove dead tips
 Town Council recommendation PERMIT - No objection

Town Council reference 6
 Ward BRADFORD ON AVON NORTH
 Planning Application Number 2022/00474
 Type of application
 Date to comment 14.02.22
 Town Council meeting date 02.02.22
 Case Officer Bev Griffin
 Applicant Mr S Harris
 Address 14 Coppice Hill BA15 1JT
 Description of work 14 COPPICE HILL, BRADFORD ON AVON, BA15 1JT Proposal: 1 -
 Pittisporum towering over / branches into the garden of 30 Market
 Street - cut back intruding branches and trim canopy by 15%-20%. 2
 - Cherry tree (non-fruiting) towering over / branches into the ga
 Town Council recommendation PERMIT - No objection

BRADFORD ON AVON TOWN COUNCIL
PLANNING APPLICATIONS TO BE CONSIDERED AT THE TOWN DEVELOPMENT COMMITTEE
MEETING ON WEDNESDAY 2nd FEBRUARY 2022

Town Council reference	7
Ward	BRADFORD ON AVON NORTH
Planning Application Number	2022/00582
Type of application	
Date to comment	16.02.22
Town Council meeting date	02.02.22
Case Officer	David Wyatt asked for an extension as not received paperwork
Applicant	Mr Stanford
Address	1 Cottle Avenue BA15 1FD
Description of work	Tree Works for ongoing management of trees
Town Council recommendation	PERMIT - No objections - This appears to be usual works for the maintenance of trees in such a location. Nesting birds and bat roosts: advise that tree work must not disturb nesting birds and that appropriate consideration is taken of Potential Roost Features prior to tree works. Please see: www.biodiversityinplanning.org

BRADFORD ON AVON TOWN COUNCIL
 PLANNING APPLICATIONS TO BE CONSIDERED AT THE TOWN DEVELOPMENT COMMITTEE
 MEETING ON WEDNESDAY 16th FEBRUARY 2022

Town Council reference	1
Ward	BRADFORD ON AVON NORTH
Planning Application Number	2022/00155
Type of application	
Date to comment	18.02.22
Town Council meeting date	16.02.22
Case Officer	Helen Garside
Applicant	Mr C Mattingly
Address	3 Barton Orchard BA15 1LU
Description of work	Addition of a set of matching railings to the top of the existing subterranean structure that are to span the front and part of the side, matching the height of the existing glazing already in place for safety purposes.
Town Council recommendation	PERMIT - No Objections

Town Council reference	2
Ward	BRADFORD ON AVON SOUTH
Planning Application Number	2022/00337
Type of application	
Date to comment	17.02.22
Town Council meeting date	16.02.22
Case Officer	Russel Brown
Applicant	Mr S Cooksey
Address	19 Spencers Orchard BA15 1TJ
Description of work	Two storey extension building off the existing single story extension to main dwelling.
Town Council recommendation	PERMIT - No objections

Town Council reference	3
Ward	BRADFORD ON AVON NORTH
Planning Application Number	2022/00387
Type of application	
Date to comment	18.02.22
Town Council meeting date	16.02.22
Case Officer	Gen Collins
Applicant	Ms H Crapnell
Address	6 Leigh Road BA15 1TE
Description of work	Partial use of approved annex extension on the ground floor in a flexible manner either as self-contained personal accommodation or ancillary to the host dwelling.
Town Council recommendation	PERMIT - No objections

BRADFORD ON AVON TOWN COUNCIL
 PLANNING APPLICATIONS TO BE CONSIDERED AT THE TOWN DEVELOPMENT COMMITTEE
 MEETING ON WEDNESDAY 16th FEBRUARY 2022

Town Council reference	4
Ward	BRADFORD ON AVON NORTH
Planning Application Number	2022/00535
Type of application	
Date to comment	22.02.22
Town Council meeting date	16.02.22
Case Officer	Steven Vellance
Applicant	Mr D Cook
Address	39 Elmfield Bradford on Avon BA15 1RH
Description of work	Installation of glass roof conservatory to side of property
Town Council recommendation	PERMIT - No objections

Town Council reference	5
Ward	BRADFORD ON AVON NORTH
Planning Application Number	2022/00170
Type of application	
Date to comment	25.02.22
Town Council meeting date	16.02.22
Case Officer	Buju Can Cetin
Applicant	
Address	3 Barton Orchard BA15 1LU
Description of work	Addition of a set of matching railings to the top of the existing subterranean structure that are to span the front and part of the side, matching the height of the existing glazing already in place for safety purposes.
Town Council recommendation	PERMIT - No objections

Town Council reference	6
Ward	BRADFORD ON AVON SOUTH
Planning Application Number	2022/00613
Type of application	
Date to comment	24.02.22
Town Council meeting date	16.02.22
Case Officer	Selina Parker- Miles
Applicant	Mr D Ponting
Address	22 Fitzmaurice Close, BA15 iUE
Description of work	2 Storey rear and side extension over existing garage, associated façade changes and new rear chimney
Town Council recommendation	PERMIT - No objections

BRADFORD ON AVON TOWN COUNCIL
 PLANNING APPLICATIONS TO BE CONSIDERED AT THE TOWN DEVELOPMENT COMMITTEE
 MEETING ON WEDNESDAY 16th FEBRUARY 2022

Town Council reference	7
Ward	BRADFORD ON AVON NORTH
Planning Application Number	2022/00535
Type of application	
Date to comment	22.02.22
Town Council meeting date	16.02.22
Case Officer	Steven Vellance
Applicant	Mr D Cook
Address	39 Elmfield Bradford on Avon BA15 1RH
Description of work	Installation of a glass roof conservatory to side of property
Town Council recommendation	PERMIT - No objections

Town Council reference	8
Ward	BRADFORD ON AVON NORTH
Planning Application Number	2022/00792
Type of application	
Date to comment	23.02.22
Town Council meeting date	16.02.22
Case Officer	David Wyatt
Applicant	
Address	3 Priory Park BA15 1QU
Description of work	Sycamore tree - crown raise of 5m and removal of dead, dying or diseased wood, stumps or broken branches, rubbing or crossing branches, unwanted epicormic shoots and rubbish accumulated in branch forks. Reasons - The health of the tree is generally good but but there are areas of weakness/stress due to no maintenance being carried out. This tree has many low hanging branches which block light to many other trees and shrubs beneath it.
Town Council recommendation	PERMIT - No objections

Town Council reference	9
Ward	BRADFORD ON AVON NORTH
Planning Application Number	2022/00730
Type of application	
Date to comment	02.03.22
Town Council meeting date	16.02.22
Case Officer	Steven Sims
Applicant	
Address	6 Woolley Drive BA15 1AU
Description of work	Single storey front extension, two storey side extension, replacement of existing conservatory and partial over cladding of existing dwelling.
Town Council recommendation	PERMIT - No objections

BRADFORD ON AVON TOWN COUNCIL
 PLANNING APPLICATIONS TO BE CONSIDERED AT THE TOWN DEVELOPMENT COMMITTEE
 MEETING ON WEDNESDAY 16th FEBRUARY 2022

Town Council reference	10
Ward	BRADFORD ON AVON NORTH
Planning Application Number	2022/00777
Type of application	
Date to comment	02.03.22
Town Council meeting date	16.02.22
Case Officer	Yancy Sun
Applicant	
Address	11 The Old Batch BA15 1TL
Description of work	Construction of rear extension, first floor side extension over existing garage and bay window to front elevation
Town Council recommendation	PERMIT - No objections

Town Council reference	11
Ward	BRADFORD ON AVON NORTH
Planning Application Number	2022/00719
Type of application	
Date to comment	28.02.22
Town Council meeting date	16.02.22
Case Officer	Selina Parker-Miles
Applicant	
Address	2 Huntingdon Rise BA15 1RJ
Description of work	Proposed replacement single storey side extension
Town Council recommendation	PERMIT - No objections

Town Council reference	12
Ward	BRADFORD ON AVON SOUTH
Planning Application Number	2022/00774
Type of application	
Date to comment	02.03.22
Town Council meeting date	16.02.22
Case Officer	Buju Can Cetin
Applicant	
Address	22 Elms Cross Drive BA15 2EL
Description of work	Proposed replacement of conservatory with consolidated rear extension & layout reconfiguration
Town Council recommendation	PERMIT - No objections

BRADFORD ON AVON TOWN COUNCIL
 PLANNING APPLICATIONS TO BE CONSIDERED AT THE DELEGATED PLANNING MEETING
 ON WEDNESDAY 2nd MARCH 2022

Town Council reference	1
Ward	BRADFORD ON AVON NORTH
Planning Application Number	2022/00795
Type of application	
Date to comment	04.03.22
Town Council meeting date	02.03.22
Case Officer	Russell Brown
Applicant	Mr O Kane
Address	Kingston House, Kingston Rd BA15 1AA
Description of work	Installation of Wheelchair lift
Town Council recommendation	No comment as this is a BOATC Planning application -

Town Council reference	2
Ward	BRADFORD ON AVON NORTH
Planning Application Number	2022/00718
Type of application	
Date to comment	03.03.22
Town Council meeting date	02.03.22
Case Officer	Buju Can Cetin
Applicant	
Address	7a Huntingdon Street, BA15 1RF
Description of work	Erection of 2.375m high fence adjacent to boundary with no.12 Huntingdon Rise
Town Council recommendation	REFUSE - A 2.3 metre fence will have a detrimental affect on neighbours and the fence should be no more than 2 mtrs high which would be permitted development.

Town Council reference	3
Ward	BRADFORD ON AVON NORTH
Planning Application Number	2022/00898
Type of application	
Date to comment	08.03.22
Town Council meeting date	02.03.22
Case Officer	Yancy Sun
Applicant	
Address	64 Avonfield Avenue BA15 1JF
Description of work	Proposed first floor extension to bungalow, single storey side extension and rear deck
Town Council recommendation	PERMIT - No objection in principle but request further consideration of the design - in particular a reduction in the size of the north facing windows to improve energy conservation.

BRADFORD ON AVON TOWN COUNCIL
 PLANNING APPLICATIONS TO BE CONSIDERED AT THE DELEGATED PLANNING MEETING
 ON WEDNESDAY 2nd MARCH 2022

Town Council reference	4
Ward	BRADFORD ON AVON NORTH
Planning Application Number	2022/01041
Type of application	
Date to comment	18.03.22
Town Council meeting date	02.03.22
Case Officer	Helen Garside
Applicant	
Address	Old Town Hall, BA15 1LS
Description of work	Strip out existing gents and ladies toilets and provide new changing area and unisex toilet facilities.
Town Council recommendation	PERMIT - No objection

Town Council reference	5
Ward	BRADFORD ON AVON NORTH
Planning Application Number	2022/01159
Type of application	
Date to comment	10.03.22
Town Council meeting date	02.03.22
Case Officer	David Wyattt
Applicant	
Address	Rear of 3 - 9 Bailey's Barn BA15 1BW
Description of work	T1- T3 Sycamore: Thin by 25%, prune back from boundary with Bailey's Barn gardens by 1-2 m. To allow more light through on to the residents gardens and minimise bird mess in their gardens.
Town Council recommendation	PERMIT - No objection

Town Council reference	6
Ward	BRADFORD ON AVON NORTH
Planning Application Number	2022/00282
Type of application	
Date to comment	16.03.22
Town Council meeting date	02.03.22
Case Officer	Russell Brown
Applicant	
Address	Belcombe Court, BA15 1LZ
Description of work	Temporary planning permission for erection of demountable temporary structures on the agricultural land adjoining and in the gardens and grounds of Belcombe Court
Town Council recommendation	PERMIT - No objection

BRADFORD ON AVON TOWN COUNCIL
 PLANNING APPLICATIONS TO BE CONSIDERED AT THE DELEGATED PLANNING MEETING
 ON WEDNESDAY 2nd MARCH 2022

Town Council reference 7
 Ward BRADFORD ON AVON NORTH
 Planning Application Number 2022/01099
 Type of application
 Date to comment 10.03.22
 Town Council meeting date 02.03.22
 Case Officer Bev Griffin
 Applicant
 Address 18 The Old School Room, BA15 1JT
 Description of work Dismantle Irish Yew tree to ground level due to out growing its location and close proximity to building
 Town Council recommendation PERMIT - No objection

Town Council reference 8
 Ward BRADFORD ON AVON NORTH
 Planning Application Number 2022/01204
 Type of application
 Date to comment 11.03.22
 Town Council meeting date 02.03.22
 Case Officer Bev Griffin
 Applicant Mr Bernard Garforth
 Address 2 Conigre Hill BA15 1NJ
 Description of work To remove two affected trunks of a six trunk tree and to trim branches overhanging footpath.
 Town Council recommendation PERMIT - No objection

Town Council reference 9
 Ward BRADFORD ON AVON NORTH
 Planning Application Number 2021/10183
 Type of application
 Date to comment 25.02.22
 Town Council meeting date 02.03.22
 Case Officer Yancy Sun (extension approved)
 Applicant
 Address 14 Ashley Road BA15 1RW
 Description of work Extension to two floors to existing dwelling.
 Town Council recommendation PERMIT - No objection in principle but request further consideration be given of the relationship between the extension and the existing to maintain the historic character of the house & that the design of windows is to a more traditional pattern.

MICHELLE DONELAN MP



HOUSE OF COMMONS

LONDON SW1A 0AA

Rebecca Pow MP
Parliamentary Under Secretary of State
Department for Environment, Food and Rural Affairs
Nobel House
17 Smith Square
London
SW1P 3JR

BY EMAIL

Date: 21 October 2021
Reference: MD24636

Dear Rebecca,

I am writing on behalf of Bradford on Avon Town Council who contacted me regarding a site at the edge of the town which has recently been flagged for potential development.

Residents of Bradford on Avon have found the golf course a wonderful amenity space over the pandemic, the land is privately owned but the Town Council on behalf of the residents is keen to engage with the land owner and try and find a compromise that would allow public access while fulfilling his aspirations for the site.

With that in mind I have been asked to seek clarification from your department concerning the liabilities surrounding the site and closed landfill. If this land was to become community owned, who is responsible if it was contaminated and leaking into the river? What are the ramifications for any community group over the historic landfill?

Thank you in advance for any answers you may have on this issue.

Yours sincerely,

A handwritten signature in black ink that reads "Michelle Donelan".

Michelle Donelan MP
Member of Parliament for the Chippenham Constituency



**Department
for Environment
Food & Rural Affairs**

Jo Churchill MP

Minister for Agri-Innovation and Climate Adaptation

Seacole Building
2 Marsham Street
London
SW1P 4DF

T 03459 335577
defra.helpline@defra.gov.uk
www.gov.uk/defra

Michelle Donelan MP
House of Commons
London
SW1A 0AA

Your ref: MD24636
Our ref: MC2021/25835/WM

1 March 2022

Dear Michelle,

Thank you for your letter of 21 October to Minister Pow on behalf of Bradford Upon Avon Town Council about a historic landfill site. I am replying as the Minister now responsible for this policy area and apologise for the delay in doing so.

It is the responsibility of local authorities to maintain old landfill sites and more generally to identify contaminated land within their districts. Under environmental law, local councils in England are responsible for identifying contaminated land within their districts. Should they choose to identify old landfill sites as such, known as 'Special Sites', then the Environment Agency (EA) will become responsible for mitigating any risks.

According to EA records, this landfill was operated by Bradford Upon Avon Urban District Council for the deposit of inert, commercial and household waste between 1926 and 1978. This is classed as a historic landfill because it no longer has a license or permit.

Under the Environmental Protection Act 1990 – Part 2A, it is the responsibility of local authorities to inspect their areas to identify contaminated land within their districts. In this case, the local authority responsible for the Part 2A duties would be the unitary authority Wiltshire Council. Wiltshire Council has published their contaminated land inspection strategy on their website.

<https://www.wiltshire.gov.uk/media/3368/Inspection-Strategy-Contaminated-Land/pdf/2010-contaminated-land-strategy.pdf?m=637159017588370000>

You can contact Wiltshire Council direct for further information regarding this site including whether they have prioritised this landfill for detailed investigation at:
customerservices@wiltshire.gov.uk.

For Wiltshire Council to determine this historic landfill as contaminated land under Part 2A they would have to identify one or more significant contaminant linkages causing unacceptable risks to health or the environment. While there will be landfilled waste in the site, the site would only become contaminated land if exposure pathways existed to create significant risks to receptors on, under or around the site. This would include significant harm to people, property or protected ecological sites (e.g. through migration of gases) or significant water pollution (e.g. through migration of leachate into groundwater or surface water).

Under Part 2A there are two classes of liable persons responsible for remediation of contaminated land. These are:

- Class A Appropriate Persons – the persons who caused or knowingly permitted the substances to be in, on or under the land; and where no Class A Person can be found after reasonable enquiry – liability transfers to:
- Class B Appropriate Persons – the current owner or occupier of the land.

The Contaminated Land Statutory Guidance includes detailed provisions regarding liability including a series of exclusion and apportionment tests. It is, for example, possible for a Class A person who caused or knowingly permitted the substances to be in, on or under the land to sell the land with information to another member of that Class A liability group who in acquiring the land with knowledge of the contamination then bears liability for remediation of the land.

The Part 2A legislation is complex and if the Town Council are considering purchasing the land they should be advised to seek their own expert legal advice.

I hope this reply is helpful. Please let me know if I can be of any further assistance with this or any other matters in the future.

Kind regards,

A handwritten signature in black ink, appearing to read 'Jo Churchill', with a stylized flourish at the end.

JO CHURCHILL MP

Bradford on Avon Town Council
Town Development Committee
22nd March 2022



Refurbishment of Bradford on Avon War Memorial located in Westbury Gardens and the 'V for Victor' Memorial.

Purpose of Report

To seek members approval to appoint contractors to carryout restoration and refurbishment work to the war memorial and restoration work to the 'V for Victor' plaque, to also seek member approval to move the 'V for Victor' plaque to a new location.

Background

War Memorial.

The war memorial in Westbury Gardens was erected in 1922 to commemorate the 1914-1918 war, a stone plinth with a tall square obelisk and tapered top. Walter Hume Long, 1st Viscount Long of Wraxall, unveiled the memorial. There are two bronze tablets with the names of those that fell in the Great War. 125 names arranged alphabetically (Adams C.E to White W.) without rank or regiment. The monument was cleaned, and some repointing work was carried out in the year 2000.

The current state as per the War Memorial Trust report in June 2020:

"Stone is weathered and deteriorating after 98 years of standing. Bradford on Avon Town Council are seeking a refurbishment programme to match the 100-year anniversary in 2022."

Advice has been sort from the War Memorial Trust on what and how work should be carried out.

'V for Victor' plaque.

Installed in 1994, a wall mounted brass plaque, mounted on the side of "Westbury Annex" under a tree. The inscriptions are inlaid with enamel, commemorating:

425 (RCAF) Sqn Halifax LE693 KW-V. It had departed Tholthorpe at 1630 on 26/03/44 on a test flight. Whilst over Wiltshire at approximately 10,000ft, the Pilot lost control of the aircraft and ordered the crew to bail out. Three did so immediately, although one of these - the Flight Engineer tragically fell to his death after falling through a loosely fitted parachute harness. The Mid Upper Gunner survived, as did a member of the Sqn Ground Crew, conducting trials on the onboard "Gee" and H2S radio equipment. For unknown reasons, other members of the crew did not bail out. Witnesses in Bradford on Avon saw, the by now very low flying aircraft, circling the town presumably looking for a suitable field to attempt a

forced landing. Eventually it was seen with smoke and flames streaming from one of its engines, which was now on fire. In the last minutes, three more crew, the Navigator, Bomb Aimer, and Wireless Operator were seen to bail out directly over the town. Tragically they were all killed as they were too low for their chutes to fully deploy. The aircraft crashed in a field above the town with the Pilot and Rear Gunner both still on board, exploding on impact. The Pilot was killed in the crash, yet rescuers managed to free the Rear Gunner from his turret. Sadly, he died shortly afterwards. The Mid Upper Gunner later returned to Ops, only to be killed in the loss of 425 (RCAF) Sqn Halifax LW672 KW-N over the Ruhr on 18-19/7/44.

In 1994 the ex-Cpl radio technician, flew in from Canada to attend the unveiling of this memorial plaque and family and representatives from Canada, of the crew, have come to visit on many occasions.

War memorial report dated August 2021

While the plaque is still visible some of the enamel has worn off the names listed, making them hard to read. The wooden back board is also worn due to its outside position under the tree.

Proposal

War Memorial.

Proposed works to be carried out by a professional stone mason.

Temporary scaffold to be erected to access to full height of memorial. The memorial will be fenced off for security. Paving and steps to be cleaned with Thermatec Steam Cleaner. Hand clean areas in recesses. Repoint open and failed joints to steps and paving. Carry out fine mortar repairs and repointing to any areas of delaminating or soft beds of stone to carved detail, over entire monument. Apply sheltercoat to areas of frassing.

‘V for Victor’ plaque.

The plaque is to be removed from the wall, and a specialist will clean and restore the brass with Pre-Lim, a very fine abrasive paste, and then apply Renaissance micro-crystalline wax to inhibit tarnishing. They will also re-paint the lettering using appropriate materials. The plaque will then be put on a new plinth, with chemically inert properties. The new plinth will be placed near the main war memorial, so the plaque is more prominent.

Considerations

The War Memorial Trust has given some specific advice on what and how any works should be carried out and quotes based on this advice have been sort. The main memorial will only be hand cleaned as that is what has been advised.

A grant application has been submitted to the War Memorials Trust for 75% of the cost of the project (the most they are willing to fund). Once the grant has been approved or rejected, we can proceed with the work.

The advice from the War Memorial Trust regarding the "V for Victor" is that they are happy to part fund the cleaning and repainting of the "V for Victor" plaque but not the new plinth.

The current location of the 'V for Victor' memorial on the wall of Westbury House under the tree, has resulted in the deterioration of the wooden back board and staining of the plaque, the location is also partly hidden. It would be sensible to take this opportunity to the plaque once it has been restored, that a new plinth is built in Westbury Gardens, in a more prominent position.

The cost of the new plinth is £600

The War Memorial Trust only required two quotes for the grant application and the work is also very specialist, so only two quotes have been sort.

Cost of Proposal

Section 1 War Memorial

The Contractors have quoted the following:

Contractor 1	£2350
Contractor 2	£2600
Contractor 3	£6865

All excluding vat

Section 2 "V for Victor".

The Contractors have quoted the following:

Contractor A	£1360
Contractor B	£2000

All excluding vat

Recommendation:

It is recommended that the Town Council,

- 1) Appoint Contractor 1 to carry out the work to the War memorial.
- 2) Appoint Contractor A to carry out works to the V for Victory plaque.
- 3) Approve the move of the plaque.

Tim Yeomans
Facilities Manager
2nd March 2022

2nd February 2022

Place Shaping Priorities

Following on from the Local Plan Review consultation Wiltshire Council ran last year, I've updated the Place Shaping Priorities slightly (please see below) and would like to run this by the Town Council.

I've outlined a fairly minimal change to the priorities as through the review we will be updating a number of policies which mean certain issues won't also need to be addressed through the Place Shaping Priorities. For example, there was a suggestion from the Town Council to add a new priority which addresses the climate emergency however this will be addressed as a wider policy within the Local Plan. Although if there was a more specific aim or project that you'd want to pursue, that could be discussed.

Comments from the public were largely supportive of the priorities, particularly affordable housing and improving air quality. There was also support for addressing the climate emergency and protecting public green space. The latter is a priority which, to an extent will be supported by the Green Blue Infrastructure Strategy. However, again, if there was a specific project or idea related to green space, that could be discussed. There is of course also the Neighbourhood Plan which could include other policies.

If you have any queries or wish to amend the priorities further, please do let me know and we can discuss.

- i. Delivery of employment growth and retention of all existing employment sites
- ii. Provision of affordable housing to help reduce high levels of need in the town
- iii. Improved air quality within the town centre of Bradford on Avon, reducing the impact of traffic, particularly within the Air Quality Management Area
- iv. Continue to conserve, maintain, and enhance the unique historic architecture **and recognise and give proper attention to the landscape character** of Bradford on Avon
- v. Improve the pedestrian and cyclist environment through and around the town
- vi. Achieve high quality design in new buildings and the public realm that respects and responds to its context.

Ceri Jones
Planning Officer
Spatial Planning

Wiltshire Council

