



**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 10<sup>th</sup> May 2022 at 7p.m in St. Margaret's Hall

Present:

Cllr J Vittles (Chairman)

Cllr K Bessant (Vice-Chairman)

Cllr A Kay

Cllr J Parker

Cllr K Vigar

Cllr T Trimble

Cllr A Potter

Ian Brown – Director of Operations

Matthew McLaughlin – Communications Officer

Apologies: Cllr McNeill-Ritchie, Cllr S Gibson, and Cllr D Garwood.

Members of the Public: 25

01. Minutes

It was proposed by Cllr Vigar seconded by Cllr Bessant and with 5 in favour and 2 abstentions it was **RESOLVED**: To accept the minutes from the last meeting dated 22<sup>nd</sup> March 2022 as a true record.

02. Matters arising - none

03. Declarations of interest

Chairman declared he was a member of the cricket club.

04. Chairman's Report

Chairman reported he had attended a Christmas lights meeting, which would happen at the end of November with exciting plans developing with local musicians and including the Lamb Yard location.

05. Neighbourhood Plan Working Group

Councillors would be picking this up at the conference on Monday 16<sup>th</sup> May 2022.

06. Delegated recommendations

Delegated decisions for 16<sup>th</sup> and 30<sup>th</sup> March 6<sup>th</sup> and 20<sup>th</sup> April and 4<sup>th</sup> May 2022 were noted.

07. Culver Close Community Pavilion

The Chairman stated that this was covered in great detail during the public question section of the meeting. Also explaining that consultation events had taken place, there had been lots of correspondence and a meeting immediately prior to this Town Development meeting. He explained that the Council was currently waiting for Wiltshire Council's Planning and Conservation Officers to come back to arrange a discussion on the current design.

The chairman confirmed that there would be further consultation and Cllr Vigar also pointed out the Town Development Committee meeting dates, for the rest of the year, were on the website.

The chairman confirmed that the list of questions submitted previously would be answered as quickly as possible and that the Council would update as information became available.

The chairman summed up that he was hearing a lot of good ideas and wanted to commit to further consultation. That there was a general feeling of agreement of the need, but there will be further consultation and discussions before planning permission is sought.

08. Skatepark at Poulton (standing item)

Cllr Bessant updated that the Council is having monthly working group meetings, with the next Thursday 12<sup>th</sup> May 2022. That the group were looking at ways to take the project forwards, looking at other organisations such as Skateboard UK to get funding. There is the possibility of a two-stage approach, build what we can afford now and then raise further. Currently looking at what funding vehicle would be best to set up to apply for grants.

09. One Public Estate

Cllr Kay reported that there had been considerable discussions, however there is a re-organisation within the health centre which may change their requirements from the project. This has meant there is a delay while this is worked through. Cllr Kay also stressed that this a feasibility study.

10. Old Golf Course Working Group

Cllr Potter reported that nothing had been received from the EA with regard to the waste on the site, nothing from the owner regarding the possibility of selling the site and that Wiltshire Council hadn't outlined what they wanted from the site.

11. War Memorial

Director of Operations confirmed that the War Memorial Trust have granted £1,180 towards the costs of the works to the war memorial, total cost would be £2,350. The contractor is signing the method statement next week. The Trust were not willing to give a grant towards the restoration of the Canadian Airman plaque, due to it being less than 30 years old. The Trust also require prior approval of the new location if the Council were to move the plaque. It is intended to work with the Trust to agree a location to make the plaque more visible. However, this will not hold up the works to the memorial.

12. Date of next meeting

The next meeting was arranged for the 12<sup>th</sup> July 2022.

13. Confidential Business

It was proposed by Cllr Vigar seconded by Cllr Trimble and with all in favour it was **RESOLVED:** to start confidential business.

12<sup>th</sup> July 2022 Town Development Committee meeting

Alteration to these minutes

- (i) Cllr Kay asked to have added that the agendas received did not always have the up to date information on them.
- (ii) Chairman asked to have added "that the Town Council have gone to pre-application planning and their commitment to share the outcome of that process with Friends of Culver".

Members of the public who spoke at the Town Development Committee meeting on the 10<sup>th</sup> May 2022

1. Joyce – There are certain areas around the town that are letting the town down, including bus shelters, which used to be cleaned by a volunteer group and silted up drains, particularly one opposite the Swan.  
  
The Council will report to Wiltshire Council who are responsible and task our wardens to assist where they can.
2. Beryl – I do not object to the new cricket pavilion, but it should be built on the site of the existing
3. Niall – Read out statement and questions previously emailed to the council.
4. Rita – The increase in use to the field, which is already congested will make the problem worse, were the bylaws not transferred with Culver Close. There should be a Health and Safety audit and risk assessment
5. Dr David – How much has been spent on fees so far. The parking on the green space should not be allowed and is a health and safety issue.
6. Alan – Don't allow cricket away teams to park on the grass.
7. Adrina – Are the council aware of the Wessex Water drain on Culver Close, which you cannot build within 6 mtrs of, have you consulted with Wessex Water regarding the design  
  
Yes, the Council is aware, the architect has discussed with Wessex Water and the building is outside the drain area
8. Richard – The Council seems to have gone too far in their planning and should still be at stage 0, has concerns regarding the energy model. What is the business plan for the building and running costs. Will the building run into disrepair. The photocells are in the wrong location. Needs Thermal Modelling. There is excessive space, two function rooms, can't be split off otherwise one side doesn't have access to the toilets. Seen parking taking place with no stewards on duty. With the location and the crossing point there will be a loss of parking. Teams should park at the station.
9. Doug – I am in favour of improving facilities in BoA, however I didn't know about the exhibition. Concerned there is no financial business case, parking issues and would have expected a 'do nothing' option, existing location option and new location option, all costed

Niall Machin (Friends of Culver Close)  
Statement to Bradford on Avon Town Council Development Committee  
Culver Close Proposed Cricket Community Pavilion  
10<sup>th</sup> May 2022

## Introduction

**I request that this statement is included within the formal minutes of this meeting.**

I am one of a large number of BoA residents who have come together to express their concerns about the Town Council's (BOATC) proposal to build a 2 story cricket community pavilion in Culver Close on open greenspace. We represent the users that BOATC are targeting with this new facility: our group includes members of the running, cricket and football clubs, the tennis players, Pilates users, paddleboarders, wild swimmers etc. We walk our dogs in Culver and our kids have picnics there and play informal sport there. We are in support of improving sport facilities in the park and consider that all the Council's aspiration in this respect can be fully delivered by a sensitive redevelopment on the existing cricket pavilion footprint.

### **1. What are the reasons for putting a new pavilion in the proposed open space location?**

**None of the reasons currently put forward stand up to scrutiny**

Reasons we have been given at the 2022 consultation and in replies from Councillors are:

***a. That the new location is much better located for use of both Culver & Victory fields and all the groups who may use it***

The current footprint location is already well placed for Culver and Victory Fields and has existing vehicular access to both. The new location would need to create a new access through both ancient walls of Pound Lane. In terms of access to all sports and activities, the current location is arguably better and certainly no worse when you take into account wild swimming, paddleboarding and running events down along the river. It is inconceivable that moving it 30m into open green space makes any difference whatsoever. The argument was made at the consultation events that the proposed new location would enable parents with two kids playing simultaneously on Culver and Victory to 'watch' their kids whilst drinking in the café/bar. This is invalid for 2 reasons: it would only potentially benefit a very small number of people – virtually zero; and parents who really want to support their kids would be on the touchline not drinking in a bar. It is a laughable justification.

***b. ECB guidelines favour the new proposed location.***

The ECB guidelines recommend against a pavilion to the south of the pitch behind the bowler's arm which is broadly where the new location is proposed. The guidelines also state that a pavilion to the west, side on, where the current location is cited, should not be discounted. These are merely informal non statutory guidelines.

***c. Public consultation in 2021 was judged to have preferred the new location.***

The consultation was flawed: the text was misleading (stating less loss of greenspace for the proposal over the redevelopment of the existing footprint) and not representative of BOA residents: it only had 127 responses of which 52% 'favoured' the new location – less than 0.7% of BoA population of 9,800 – in fact 66 people! There is no evidence that these 66 people were BoA residents as many would be cricket club members who may live outside of town. Losing a vital part of our open space based on the preference of 66 unknown people is unacceptable. A formal consultation is required

***d. Putting a larger building on the current footprint would overshadow the cottage***

The cottage behind has only one small window looking out towards the pavilion, therefore any overshadowing would be minimal/negligible. And when judged against the contravention of national and local planning policy (see below) and the noise/traffic impacts on far more residents from the new location, it would be barely material in planning. However, the replacement building does not have to be as large/tall as that proposed in the park: there are various examples of single story+ designs (as already sent to the Council) which show how an entirely functional building meeting all requirements can be delivered on the footprint with minimal overshadowing. There are so many great examples of sustainably redevelopment sports facilities that do not have to be as large as what is being proposed - some by NVB architects!

***2. Had the Council taken expert planning advice before deciding to go ahead and pay for detailed architect's plans of the new location? Because the Council's new proposed location is contrary to national, Wiltshire and local planning policy.***

The new proposal is contrary to Green Belt policy - as it is inappropriate development in the Green Belt which will not maintain the openness of the Green Belt. It is also contrary to national policy to conserve and enhance the Cotswolds AONB as it will impact the setting of the AONB. These two reasons alone are sufficient for Wiltshire Council to refuse planning permission. **And yet the proposal is also contrary to several policies in the Council's own Neighbourhood Plan**, namely, policies DP1, BE2, BE3, GS1, GS2, GS3, GS5, GS6, C2 and T2. Due to its importance the Town Council successfully secured the designation of Culver Close as a Local Green Space in your adopted Neighbourhood Plan. NP policy GS3 states that development here **'is ruled out other than in exceptional circumstances'**. There are no exceptional circumstances that would justify developing this large pavilion in the open space of Culver Close, especially when there is a less harmful alternative available i.e. redeveloping the existing footprint. The proposal impacts valuable views protected in the Neighbourhood Plan e.g from Jones' Hill.

***3. Have the Council undertaken an assessment of the impact of the proposed building and its location in relation to transport, traffic and parking? The proposal ignores transport, traffic and parking***

The National Planning Policy Framework (NPPF) states:  
(Para 104) Transport issues should be considered from the earliest stages of plan-making and development proposals. It is inconceivable that Wiltshire Council can approve a proposal for such a large event building generating multiple new trips without traffic modelling and provision for parking. It becomes even more absurd when the new proposal will impact upon Pound Lane with a new access - which will impact the already highly dangerous Frome Road roundabout at the top of Pound Lane where numerous accidents occur each year.

The view expressed by the architect and Councillors is broadly 'people will just have to park where they can' or 'walk or cycle' or 'park in Station/Canal car parks'. Parking is already difficult in BoA and the proposal will actually remove some of the valuable free parking for residents and visitors along Pound Lane.

The cricket club have been parking on the grass in Culver Close and this has been challenged and opposed by residents for a number of years. It has been suggested that cricketers and

users of the new building will park on reinstated grass on the location of the demolished existing footprint: could the Council confirm if this has been discussed and if this is the intended parking area? Car parking on Culver Close grass is unacceptable from a planning perspective and is unacceptable in terms of the park being Green Belt, AONB setting and a Conservation Area. **There is planning case law on this issue.** In relation to temporary parking on the green belt, an Inspector in 2017 ruled that **such parking failed to meet green belt policy and that parking of vehicles on site would have a detrimental impact on the openness of the area. Furthermore, vehicles parked on the site also appeared out of character with the conservation area and the setting of a historic garden** (similar to our conservation area and setting of AONB). Wiltshire Council previously had byelaws prohibiting parking on Culver: these byelaws have not been taken up by BOATC for whatever reason.

***4. Has the Council considered an apparent conflict of interest in this proposal leading to poor consultation and inadequate project planning? The process undertaken by the Council to date is flawed and open to challenge***

As stated in 1 (c) above the initial consultation relied upon is invalid. The Council's Development Committee is chaired (at least up to 3<sup>rd</sup> May 2022) by the cricket club captain: Jack Vittles. He has not always declared this interest when chairing the committee discussing this proposal (e.g. Sept 2021 minutes when the consultation results were discussed and decision taken to move forward). It does not appear that the Councillors have taken any planning advice, needs assessment for the groups involved or undertaken any financial viability planning for this new proposal - yet are committing our money to drawing up architect's plans. When we have sought answers to our concerns from all Lib Dem and Ideal Bradford Councillors we were told to 'ask Jack Vittles and Sarah Gibson – its their project and they know the details'. This is inappropriate for a Town Council when one of these individuals has a vested interest.

Given the strong national and local planning policies which would prevent the proposed location from being approved, **why is the Council progressing with pre-planning negotiations with Wiltshire Council planners on this proposal and its detailed design? Why is the Council not progressing other detailed design options such as redevelopment of the footprint?**

The current proposal is very similar to the 2014 proposal that Bradford Cricket Club put forward in Culver next to the tennis courts for a two story new cricket pavilion and wedding event venue (I made a similar presentation to BOATC meeting on 14.07.2014). This was not supported by BOATC at the time and the then Mayor John Potter assured residents that Culver would be transferred from Wiltshire Council to the Town Council and would be safe from any such future developments. Yet here we are again.

**Conclusion**

In conclusion, there are so many flaws in this proposal and the process followed that it is worrying and surprising that it has progressed this far given it is so obviously contrary to national and local planning policy. We request that the Council apply some proper scrutiny to what is being proposed and properly represent BoA residents. A sensitive redevelopment

of the existing footprint can deliver everything that is being sought by the Council and would have the support of local people.

We have submitted a number of questions about the proposal and request full written answers to our questions by 17<sup>th</sup> May.

We also request that the full written outcome of the pre-application assessment by Wiltshire CC planners is made immediately available to BoA residents online. We ask for notification of its availability.



BRADFORD ON AVON TOWN COUNCIL  
 PLANNING APPLICATIONS TO BE CONSIDERED AT THE DELEGATED PLANNING MEETING  
 ON WEDNESDAY 6<sup>th</sup> JULY 2022

Town Council reference 1  
 Ward BRADFORD ON AVON NORTH  
 Planning Application Number 2022/03629  
 Type of application  
 Date to comment 15.07.22  
 Town Council meeting date 06.07.22  
 Case Officer Yancy Sun  
 Applicant  
 Address The Mill, coppice Hill BA15 1JT  
 Description of work Replacement windows, unblocking of existing openings and installation of matching windows, replacement rainwater goods, general repair replacement of ashlar detailing including new copings.  
 Town Council recommendation PERMIT - No objection

Town Council reference 2  
 Ward BRADFORD ON AVON NORTH  
 Planning Application Number 2022/03516  
 Type of application  
 Date to comment 15.07.22  
 Town Council meeting date 06.07.22  
 Case Officer Yancy Sun  
 Applicant  
 Address The Mill, coppice Hill BA15 1JT  
 Description of work Replacement windows, unblocking of existing openings and installation of matching windows, replacement rainwater goods, general repair replacement of ashlar detailing including new copings.  
 Town Council recommendation PERMIT - No objection

Town Council reference 3  
 Ward BRADFORD ON AVON NORTH  
 Planning Application Number 2022/04731  
 Type of application  
 Date to comment 13.07.22  
 Town Council meeting date 06.07.22  
 Case Officer David Wyatt  
 Applicant  
 Address 47 Springfield, BA15 1BA  
 Description of work T1- Sycamore (T4 of TPO W/06/00021/IND) 2m reduction all round and remove epicormic growth over garage. Tree has been in rotation of pruning every 3-5 years to manage it so close to property. This is a prune to ensure the size is managed considering its close proximity to the garage and property.. T2 Cypress, (this tree is not covered by any tree constraints) - remove to ground level. This area of the garden will be re-planted with better species that blocks less light.  
 Town Council recommendation PERMIT - No objection



BRADFORD ON AVON TOWN COUNCIL  
PLANNING APPLICATIONS TO BE CONSIDERED AT THE DELEGATED PLANNING MEETING  
ON WEDNESDAY 6<sup>th</sup> JULY 2022

Town Council reference	4
Ward	BRADFORD ON AVON NORTH
Planning Application Number	2022/04149
Type of application	
Date to comment	29.06.22
Town Council meeting date	06.07.22
Case Officer	Buju Can Cetin
Applicant	
Address	81 Springfield, BA15 1BA
Description of work	Proposed loft conversion to include front facing Velux windows and rear facing dormer window.
Town Council recommendation	PERMIT - No objection

Town Council reference	5
Ward	BRADFORD ON AVON NORTH
Planning Application Number	2022/04183
Type of application	
Date to comment	08.07.22
Town Council meeting date	06.07.22
Case Officer	Steven Sims
Applicant	
Address	11 Woolley Street, BA15 1AD
Description of work	Change of use of ground floor commercial areas to residential.
Town Council recommendation	PERMIT - No objection

Town Council reference	6
Ward	BRADFORD ON AVON SOUTH
Planning Application Number	2022/04427
Type of application	
Date to comment	01.07.22
Town Council meeting date	06.07.22
Case Officer	Beverley Griffin
Applicant	
Address	108 Trowbridge Road, BA15 1EN
Description of work	Ash Tree - Remove due to Ash Die back
Town Council recommendation	PERMIT - No objection

BRADFORD ON AVON TOWN COUNCIL  
PLANNING APPLICATIONS TO BE CONSIDERED AT THE DELEGATED PLANNING MEETING  
ON WEDNESDAY 6<sup>th</sup> JULY 2022

Town Council reference	7
Ward	BRADFORD ON AVON NORTH
Planning Application Number	2022/04731
Type of application	
Date to comment	13.07.22
Town Council meeting date	06.07.22
Case Officer	David Wyatt
Applicant	
Address	47 Springfield, BA15 1BA
Description of work	T1 - Sycamore (T4 of TPO W/06/00021/IND) - 2m reduction all round and remove epicormic growth over garage. Tree has been in a rotation of pruning every 3-5 years to manage it so close to the property. This is a prune to ensure the size is managed consider
Town Council recommendation	PERMIT - No objection