

BRADFORD ON AVON TOWN COUNCIL
 PLANNING APPLICATIONS CONSIDERED AT THE DELEGATED ENVIRONMENT & PLANNING
 COMMITTEE MEETING ON TUESDAY 24th MARCH 2020

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| Town Council reference | 1 |
| Ward | BRADFORD ON AVON SOUTH |
| Planning Application Number | 20/1316/FUL |
| Type of application | FUL |
| Date to comment | 30.03.20 |
| Town Council meeting date | 24.03.20 |
| Case Officer | Yancy Sun |
| Applicant | Mr & Mrs Quance |
| Address | 2 Junction Rd, BA15 1DY |
| Description of work | Alterations to side extension, lower ground floor bay window |
| Town Council recommendation | PERMIT - No objections in principle to the removal of existing lean-to extension but consider that the lean-to form is the most appropriate in this location and that the flat -roof extension incorporating timber cladding is inappropriate development in the Conservation Area. |

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| Town Council reference | 2 |
| Ward | BRADFORD ON AVON NORTH |
| Planning Application Number | 20/01715/FUL |
| Type of application | FUL |
| Date to comment | 07.04.20 |
| Town Council meeting date | 24.03.20 |
| Case Officer | Yancy Sun |
| Applicant | Mr j& Mrs J Oldaker |
| Address | 243 Bradford rd, BA15 2HL |
| Description of work | Extension of existing house and existing garage |
| Town Council recommendation | PERMIT - No objections |

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| Town Council reference | 3 |
| Ward | BRADFORD ON AVON NORTH |
| Planning Application Number | 20/01626/FUL |
| Type of application | FUL |
| Date to comment | 07.04.20 |
| Town Council meeting date | 24.03.20 |
| Case Officer | Yancy Sun |
| Applicant | Mr P Hearn |
| Address | 22 Bearfield Buildings BA15 1RP |
| Description of work | Proposed extension to existing garage |
| Town Council recommendation | PERMIT - No objections |

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| Town Council reference | 4 |
| Ward | BRADFORD ON AVON SOUTH |
| Planning Application Number | 20/01833/FUL |
| Type of application | FUL |
| Date to comment | 07.04.20 |
| Town Council meeting date | 24.03.20 |
| Case Officer | Carla Rose |
| Applicant | Mr & Mrs Gill |
| Address | 164 Trowbridge Rd, BA15 1EW |
| Description of work | Construction of a single storey rear extension |
| Town Council recommendation | PERMIT - No Objections |

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| Town Council reference | 5 |
| Ward | BRADFORD ON AVON NORTH |
| Planning Application Number | 20/01766/FUL |
| Type of application | FUL |
| Date to comment | 07.04.20 |
| Town Council meeting date | 24.03.20 |
| Case Officer | Steve Vellance |
| Applicant | Mr & Mrs R Thomas |
| Address | 22 Rickfield, BA15 1PP |
| Description of work | Two Storey extension, addition of rooflights and zinc cladding |
| Town Council recommendation | PERMIT - No objections |

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| Town Council reference | 6 |
| Ward | BRADFORD ON AVON NORTH |
| Planning Application Number | 20/01719/FUL |
| Type of application | FUL |
| Date to comment | 08.04.20 |
| Town Council meeting date | 24.03.20 |
| Case Officer | Selina Parker-Miles |
| Applicant | Mr & Mrs Purches |
| Address | 6 Christchurch Rd BA15 1TB |
| Description of work | Proposed single storey rear extension (infill) |
| Town Council recommendation | PERMIT - No objections |

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| Town Council reference | 7 |
| Ward | BRADFORD ON AVON NORTH |
| Planning Application Number | 20/01219/FUL |
| Type of application | FUL |
| Date to comment | 10.04.20 |
| Town Council meeting date | 24.03.20 |
| Case Officer | Verity Giles- Franklin |
| Applicant | Mr Moore |
| Address | Manvers House, Kingston Rd, BA15 1AB |
| Description of work | Alterations & extensions to existing office building including erection of mansard storey on north wing; change of use of central building and southern wing from B1 offices to form 2 dwellings (C3) |
| Town Council recommendation | REFUSE - Change of use not consistent with Neighbourhood Plans, designs issues with neighbours & build design - see attached comments |

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| Town Council reference | 8 |
| Ward | BRADFORD ON AVON NORTH |
| Planning Application Number | 20/02055/LBC |
| Type of application | LBC |
| Date to comment | 10.04.20 |
| Town Council meeting date | 24.03.20 |
| Case Officer | Verity Giles- Franklin |
| Applicant | Mr Moore |
| Address | Manvers House, Kingston Rd, BA15 1AB |
| Description of work | Alterations & extensions to existing office building including erection of mansard storey on north wing; change of use of central building and southern wing from B1 offices to form 2 dwellings (C3) |
| Town Council recommendation | REFUSE - Change of use not consistent with Neighbourhood Plans, designs issues with neighbours & build design -(see attached comments) |

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| Town Council reference | 9 |
| Ward | BRADFORD ON AVON SOUTH |
| Planning Application Number | 20/01717/FUL |
| Type of application | FUL |
| Date to comment | 13.04.20 |
| Town Council meeting date | 24.03.20 |
| Case Officer | Yancy Sun |
| Applicant | Mr & Mrs Collins |
| Address | 101 Trowbridge Rd, BA15 1EG |
| Description of work | Proposed part removal of existing single storey rear garden extension re-using elements of wall with proposed new flat roof extending over side return to form covered porch/shed. Includes associated internal and landscaped alterations. |
| Town Council recommendation | PERMIT - No objections |

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| Town Council reference | 7 |
| Ward | BRADFORD ON AVON NORTH |
| Planning Application Number | 20/01219/FUL |
| Type of application | FUL |
| Planning Application Number | 20/02055/LBC |
| Type of application | LBC |
| Date to comment | 10.04.20 |
| Town Council meeting date | 24.03.20 |
| Case Officer | Verity Giles- Franklin |
| Applicant | Mr Moore |
| Address | Manvers House, Kingston Rd, BA15 1AB |
| Description of work | Alterations & extensions to existing office building including erection of mansard storey on north wing; change of use of central building and southern wing from B1 offices to form 2 dwellings (C3) |

Recommendation - Refuse

Retention of existing employment sites is vital to the future of Bradford on Avon. The Bradford on Avon Neighbourhood Plan seeks to stimulate, secure and protect economic activity in the town through retaining existing employment sites and creating new by encouraging commercial activity in the town centre and this site is historically a key component of the town's economy.

The Wiltshire Council Adopted Core Strategy strongly supports the retention of employment in the town and Core Policy 35, *Existing Employment Sites* and Core Policy 36 *Economic Regeneration* are relevant considerations.

Similarly the National Planning Policy Framework 2019 seeks to ensure sustainable development as being economic, social and environmental as an integral whole.

At the local level reducing outward commuting can contribute to improving the traffic problem in the town and the retention of employment will aid the town's economic performance. In housing terms the allocation for the town to 2026 has been achieved.

Manvers House is a key employment site in Bradford on Avon with the potential to attract a level of activity similar to that that has just be re-allocated to Kingston Farm. Unlike other employment spaces it has the attraction of adequate private parking.

Insufficient justification has been submitted to support the change of use and the Town Council urges Wiltshire Council to refuse the application.