

Bradford on Avon Town Council

Planning Applications received for the delegated planning meeting held on Wednesday 16th July 2025

Town Council Ref:	1
Ward	North
Planning Application No:	2025/04997 (Listed building consent)
Type of Application:	
Date to comment:	18.07.25
Town Council meeting date:	16.07.25
Case Officer	Steven Vellance
Applicant	Mr H Triyaki (Kayra collection Ltd)
Address	5 The Shambles BA15 1JS
Description of work	Installation of 1 No sign & 1 No retractable awning(canopy) to primary elevation
Town Council recommendation:	<p>Permit.</p> <p>Reason: The sign and awning appear very much in keeping with those currently in place on other business premises along The Shambles. Noting that advertising permission has already been given for the sign, it is not accepted that the illumination of the sign is ‘necessary’ as stated in the Heritage Statement submitted by the applicant. The business does not currently appear to be trading in the evening, and even if it were to do so, the existing street light and internal lights of the café would be sufficient to attract trade. There are no illuminated signs on The Shambles at present, and allowing this one has set an unwelcome precedent for the heritage setting of the street. We hope the applicant will consider keeping the sign lighting off outside of trading hours.</p>

Town Council Ref:	2
Ward	North
Planning Application No:	2025/04788
Type of Application:	
Date to comment:	18.07.25
Town Council meeting date:	16.07.25

Case Officer	Steven Vellance
Applicant	Mr H Triyaki (Kayra collection Ltd)
Address	5 The Shambles BA15 1JS
Description of work	Installation of 1 No sign & 1 No retractable awning(canopy) to primary elevation
Town Council recommendation:	Permit. (See above comments)
Town Council Ref:	3
Ward	North
Planning Application No:	2025/04996
Type of Application:	
Date to comment:	18.07.25
Town Council meeting date:	16.07.25
Case Officer	Steven Vellance
Applicant	Mr H Triyaki (Kayra collection Ltd)
Address	5 The Shambles BA15 1JS
Description of work	Installation of 1 No retractable awning(canopy) to side elevation
Town Council recommendation:	Refuse. Reason: The side elevation faces Coppice Hill, a residential street where an awning will cause some harm to the heritage setting, which we do not consider is outweighed by the small public benefit of providing a handful of additional sheltered seats.

Town Council Ref:	4
Ward	North
Planning Application No:	2025/04767
Type of Application:	
Date to comment:	18.07.25
Town Council meeting date:	16.07.25
Case Officer	Steven Vellance
Applicant	Mr H Triyaki
Address	5 The Shambles BA15 1JS
Description of work	Installation of 1 No sign & 1 No retractable awning(canopy) to side elevation
Town Council recommendation:	Refuse. (See above comments)

Town Council Ref:	5
Ward	South
Planning Application No:	2025/05286
Type of Application:	
Date to comment:	16.07.25
Town Council meeting date:	16.07.25
Case Officer	Caroline Gamble
Applicant	Hadavizedeh
Address	93 Trowbridge Road BA15 1EG
Description of work	Notification of works to trees in a conservation area
Town Council recommendation:	<p>Permit.</p> <p>Reason: No objection to this tree maintenance work to reduce height in line with historic pruning work.</p>

Town Council Ref:	6
Ward	North
Planning Application No:	2025/05347
Type of Application:	
Date to comment:	25.07.25
Town Council meeting date:	16.07.25
Case Officer	Russell Brown
Applicant	Mr & Mrs Dustan
Address	Land at Winsley Road, BA15 2HL
Description of work	Change of use to dog walking field & associated works
Town Council recommendation:	<p>Permit.</p> <p>Reason: A new facility that will offer amenity benefit to the many dog owners in the area. We note the proposed noise mitigation</p>

	measures and do not foresee any harmful impacts of this development.
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Town Council Ref:	7
Ward	South
Planning Application No:	2025/05382
Type of Application:	
Date to comment:	17.07.25
Town Council meeting date:	16.07.25
Case Officer	Caroline Gamble
Applicant	Mr Smyth
Address	15 Trowbridge Rd, BA15 1EE
Description of work	Notification of works to trees in the conservation area
Town Council recommendation:	Permit. Reason: Noting the lapsed permission to fell this tree, it does seem to have grown too large for the garden.

Town Council Ref:	8
Ward	South
Planning Application No:	2025/05044
Type of Application:	
Date to comment:	25.07.25
Town Council meeting date:	16.07.25
Case Officer	Andrew Thomas
Applicant	Mr D Pritchard
Address	42 Frome Road BA15 2ED
Description of work	Addition of attic bedroom, conservatory & shed
Town Council recommendation:	Permit. Reason: Neighbouring properties having been consulted and their views taken into account, there appear to be no adverse impacts to the proposed additions.

Town Council Ref:	9
Ward	North
Planning Application No:	2025/05565
Type of Application:	
Date to comment:	23.07.25
Town Council meeting date:	16.07.25
Case Officer	-
Applicant	Mr P Thompson
Address	Kingston Farm, Holt Road
Description of work	Tree works to 6no London Plane trees under consent of TPO's
Town Council recommendation:	Permit. Reason: Routine tree maintenance following arboricultural report.

Town Council Ref:	10
Ward	North
Planning Application No:	2025/05548
Type of Application:	
Date to comment:	01.08.25
Town Council meeting date:	16.07.25
Case Officer	Fiona Webb
Applicant	Mr Mairs
Address	Hortons House, 15 Church Street, BA15 1LN
Description of work	5 no. replacement windows & replacement oak frame pergola
Town Council recommendation:	Permit. Reason: The windows being replace are within the 1960's extension to the building and as such there appears to be no impact to the heritage value of the wider building. The replacement pergola is likewise not anticipated to have any impact for surrounding viewpoints.

Town Council Ref:	11
Ward	North
Planning Application No:	2025/05676
Type of Application:	
Date to comment:	04.08.25
Town Council meeting date:	16.07.25
Case Officer	Steven Vellance
Applicant	A Mintern
Address	35 Whitehill BA15 1SQ
Description of work	2 storey extension, internal alterations, landscaping
Town Council recommendation:	<p>Permit.</p> <p>Reason: Whilst in the conservation area, the proposed extension and alterations will not be visible from the street and therefore will lead to no amenity impact.</p>

Town Council Ref:	12
Ward	North
Planning Application No:	2025/05630
Type of Application:	
Date to comment:	05.08.25
Town Council meeting date:	16.07.25
Case Officer	Steve Sims
Applicant	Luxury Family Hotels Grp Ltd
Address	Woolley Grange Hotel, Woolley Green, BA15 1TX
Description of work	Installation of PV panels & chimney flues into walled garden family room wing
Town Council recommendation:	<p>Permit.</p> <p>Reason: We concur with the Conservation Officer's view that the panels and flues will have a very limited visual impact.</p>

Town Council Ref:	13
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Ward	North
Planning Application No:	2025/03309
Type of Application:	
Date to comment:	31.07.25
Town Council meeting date:	16.07.25
Case Officer	Selina Parker-Miles
Applicant	Mrs Beth Adkins
Address	197 Bath Road BA15 1SL
Description of work	1 st floor side extension
Town Council recommendation:	<p>Permit.</p> <p>Reason: Whilst there is undoubtedly some visual impact associated with the proposed extension, within the conservation area, the property itself is not listed, and we note the consultation with neighbouring properties and revisions to the original plans in response to Officer comments.</p>