

BRADFORD ON AVON TOWN COUNCIL
PLANNING APPLICATION COMMENTS FOR THE DELEGATED PLANNING MEETING
WEDNESDAY 17TH SEPTEMBER 2025

Town Council reference	1
Ward	BRADFORD ON AVON NORTH
Planning Application Number	2025/05804(LBC)
Type of application	
Date to comment	03.10.25
Town Council meeting date	17.09.25
Case Officer	Fiona Webb
Applicant	Derek Flexer
Address	40 Newtown BA15 1NG
Description of work	Replace front Window and front door
Town Council recommendation	PERMIT - Permit subject to a specialist contractor being used to ensure joinery details and glazing are correct and any consent must be subject to appropriate conditions.

Town Council reference	2
Ward	BRADFORD ON AVON NORTH
Planning Application Number	2025/07119
Type of application	
Date to comment	29.09.25
Town Council meeting date	17.09.25
Case Officer	Angela Ellis
Applicant	Mr G Bond
Address	207 Winsley Rd BA15 1NT
Description of work	Single storey rear extension and first floor extension to a dwelling
Town Council recommendation	PERMIT - The development proposal involves and extension to an existing building that is not within or relatively close to the BOA Conservation Area and Greenbelt.

Town Council reference	3
Ward	BRADFORD ON AVON SOUTH
Planning Application Number	2025/07118
Type of application	
Date to comment	03.10.25
Town Council meeting date	17.09.25
Case Officer	Angela Ellis
Applicant	Dr & Mrs Aldis
Address	23 Market Street BA15 1LL
Description of work	Proposed New Window
Town Council recommendation	REFUSE - See Attached comments

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Town Council reference	4
Ward	BRADFORD ON AVON SOUTH
Planning Application Number	2025/07126(lbc)
Type of application	
Date to comment	03.10.25
Town Council meeting date	17.09.25
Case Officer	Angela Ellis
Applicant	Dr & Mrs Aldis
Address	23 Market Street BA15 1LL
Description of work	Proposed New Window
Town Council recommendation	REFUSE - See Attached comments

Town Council reference	5
Ward	BRADFORD ON AVON SOUTH
Planning Application Number	2025/06798(lbc)
Type of application	
Date to comment	26.09.25
Town Council meeting date	17.09.25
Case Officer	Fiona Webb
Applicant	Mr A Palmer
Address	14 St Margaret's St BA15 1DA
Description of work	The proposed minor alterations include the following: The rerouting of foul drainage to the ground floor flats, works associated with extract ventilation including bulkheads and lowered ceilings to conceal ductwork and location of external vent terminals;
Town Council recommendation	PERMIT - Town Council recommendation: Permit. The Heritage Design and Access statement concludes " The proposed internal modifications to the current consent seek to make the approved scheme work whilst causing minimal harm to the significance of the heritage asset in accordance with Core policy 58 and section 16 of

Town Council reference	6
Ward	BRADFORD ON AVON SOUTH
Planning Application Number	2025/06515
Type of application	
Date to comment	11.09.25
Town Council meeting date	17.09.25
Case Officer	Selina Parker-Miles
Applicant	Mr S Slade
Address	139 Trowbridge Rd BA15 1ET
Description of work	Construction of a single storey garden office situated at the rear of the property.
Town Council recommendation	PERMIT - No objections. The development site is not within the BOA Conservation Area and the Greenbelt & is unlikely to have any significant impact on wildlife.

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Town Council reference	7
Ward	BRADFORD ON AVON NORTH
Planning Application Number	2025/06698
Type of application	
Date to comment	05.09.25
Town Council meeting date	17.09.25
Case Officer	Caroline Gamble
Applicant	Mr Brown
Address	The Paddocks Whiteheads Lane BA15 1JU
Description of work	T1 Beech T2 Beech T3 Sycamore - works to trees reduce branches overhanging neighbours garden
Town Council recommendation	PERMIT - No objections- The tree works are all aimed at reducing the branches that are touching/over extending into the neighbouring properties back to the stem. This normal good practice.

Town Council reference	8
Ward	BRADFORD ON AVON SOUTH
Planning Application Number	2025/06700
Type of application	
Date to comment	05.09.25
Town Council meeting date	17.09.25
Case Officer	Kate Tate
Applicant	Laura Mullholland
Address	Grip Wood Frome Rd
Description of work	2 no. Ash Trees in Stage 4 of Ash Die back standing dead. To fell
Town Council recommendation	PERMIT - No objections

Town Council reference	9
Ward	BRADFORD ON AVON SOUTH
Planning Application Number	2025/06758
Type of application	
Date to comment	05.09.25
Town Council meeting date	17.09.25
Case Officer	Kate Tate
Applicant	Laura Mullholland
Address	Grip Wood Frome Rd
Description of work	2 no. Ash Trees in Stage 4 of Ash Die back standing dead. To fell
Town Council recommendation	PERMIT - No objections

Planning Application No 3 & 4

2025/07118 (LBC) – 23 Market Street BS15 1LL – Proposed New Window

BOATC decision: **Object.** We concur with comments made by the Preservation Trust namely “the insertion of this additional window would have an adverse impact on the character and integrity of the listed building and the setting of neighbouring listed buildings. Furthermore, the dimensions of the proposed window are smaller than the one above and would create an unbalanced appearance. The proposals would severely compromise the relationship of window to wall which is an unusual configuration and the masonry mass below the existing window is an important characteristic. Much of the character of this and surrounding buildings and the charm of the location is derived from such a distinctive feature. The tightly packed cottages on the hillside make a significant contribution to the character of the town with winding footpaths, narrow alleyways and steps. The tight spaces between the buildings in this part of the town are an important element of the townscape. This ‘blind’ alley is visually attractive within the townscape and makes a significant impact on the character and appearance of the conservation area at this point which would also be harmed the proposal. There would be no public benefit from the proposal and it cannot be justified.”

As noted by the conservation’s comments *‘that the proposal fails to meet with the requirement of the current conservation legislation , policy and guidance’* we can concur with her comments.

2025/07126 (LBC) – 23 Market Street BA15 1LL – Proposed New Window

As above