

BRADFORD ON AVON TOWN COUNCIL  
 PLANNING COMMENTS RECEIVED FOR THE DELEGATED PLANNING MEETING WEDNESDAY  
 19<sup>TH</sup> NOVEMBER 2025

Town Council reference	1
Ward	BRADFORD ON AVON NORTH
Planning Application Number	2025/08096
Type of application	
Date to comment	21.11.25
Town Council meeting date	19.11.25
Case Officer	Fiona Webb
Applicant	Mr J Mitchell
Address	Flat 3 Conigre House 5 Kingsfield Rd BA15 1BE
Description of work	Installation of a gas boiler flue on the front elevation
Town Council recommendation	No objections - See attached comments

Town Council reference	2
Ward	BRADFORD ON AVON NORTH
Planning Application Number	2025/08463
Type of application	
Date to comment	19.11.25
Town Council meeting date	19.11.25
Case Officer	Kate Tate
Applicant	
Address	Wiltshire Heights Care Home BA15 1FD
Description of work	T1 Sycamore - Pollard reduction of up to 5m. T2 Lime - Pollard reduction of up to 5m. T3 Hawthorn - Removal. T4 Field Maple - Pollard reduction of up to 5m. T5 Cherry - Removal due to a significant amount of dead and decay in the canopy.
Town Council recommendation	No objections - See attached comments

Town Council reference	3
Ward	BRADFORD ON AVON EAST
Planning Application Number	2025/08523
Type of application	
Date to comment	
Town Council meeting date	19.11.25
Case Officer	Steven Vellance
Applicant	
Address	Kingston Farm Holt Rd BA15 1TS
Description of work	Agricultural barn for hay and straw
Town Council recommendation	No objections - See attached comments

BRADFORD ON AVON TOWN COUNCIL  
 PLANNING COMMENTS RECEIVED FOR THE DELEGATED PLANNING MEETING WEDNESDAY  
 19<sup>TH</sup> NOVEMBER 2025

Town Council reference	4
Ward	BRADFORD ON AVON NORTH
Planning Application Number	2025/07233
Type of application	
Date to comment	20.11.25
Town Council meeting date	19.11.25
Case Officer	Andrew Thomas
Applicant	Parmac Developments
Address	Barns off Ashley Rd
Description of work	Prior approval Part 3 Class Q: Agricultural buildings to dwellinghouses. Proposed change of use of Two Agricultural buildings to form 6 no dwellings
Town Council recommendation	No objections - See attached comments

Town Council reference	5
Ward	BRADFORD ON AVON SOUTH
Planning Application Number	2025/08220
Type of application	
Date to comment	12.11.25
Town Council meeting date	19.11.25
Case Officer	Sue Morgan
Applicant	Mr Jones
Address	87 Trowbridge Rd BA15 1EG
Description of work	T1 & T2 - Crown reduce x 2 Beech trees by approximately 3.5m (25%). Crown clean to remove deadwood and crossing branches. Crown raise to 5.5m over road and 3m over car parking area.
Town Council recommendation	No objections - See attached comments

Town Council reference	6
Ward	BRADFORD ON AVON SOUTH
Planning Application Number	2025/08418
Type of application	
Date to comment	28.11.25
Town Council meeting date	19.11.25
Case Officer	Steven Sims
Applicant	Mr J Miller
Address	Bradford Bottom Farm BA15 2AD
Description of work	Proposed Garage & Office with garden storage
Town Council recommendation	<b>Object</b> - See attached comments

BRADFORD ON AVON TOWN COUNCIL  
PLANNING COMMENTS RECEIVED FOR THE DELEGATED PLANNING MEETING WEDNESDAY  
19<sup>TH</sup> NOVEMBER 2025

Town Council reference	7
Ward	BRADFORD ON AVON SOUTH
Planning Application Number	2025/08381
Type of application	
Date to comment	01.12.25
Town Council meeting date	19.11.25
Case Officer	Andrew Thomas
Applicant	
Address	34 Avonfield Ave BA15 1JE
Description of work	Rear Extension
Town Council recommendation	No objections - See attached comments

Town Council reference	8
Ward	BRADFORD ON AVON NORTH
Planning Application Number	2025/08611
Type of application	
Date to comment	04.12.25
Town Council meeting date	19.11.25
Case Officer	Selina Parker Miles
Applicant	
Address	5D Sladesbrook BA15 1SH
Description of work	Rear single storey extension, loft conversion to include dormers and fenestration changes
Town Council recommendation	No objections - This proposal is on the edge of Bradford on Avon conservation area and at the rear of a relatively modern dwelling

## Additional - Comments for the following Planning Applications

### **No 1 - Planning Application 2025/08096 - Flat 3 Conigre House 5 Kingsfield Rd BA15 1BE**

No objections - The accompanying Heritage statement concludes "The proposed installation of a small, black-finished gas flue on the front elevation of Conigre House constitutes a minor and reversible alteration. The work has been designed to be sympathetic to the building's materials and appearance and will have no adverse impact on its heritage significance or the wider conservation area. The proposal is consistent with national and local heritage policies and will ensure the property remains a viable and comfortable home for present and future occupants." A condition should be attached that works are **NOT** carried out between March and September to avoid disturbance to bird breeding birds.

### **No 2 – Planning Application 2025/08463 – Wiltshire Heights Care Home BA15 1FD**

No objections - The works are not within Bradford on Avon Conservation Area but are subject to a TPO. The works are necessary maintenance to reduce the size of the lime, sycamore and Field maple trees, as well as removing a diseased tree. It is unclear why it is necessary to remove the hawthorn specimen when a better option might be to cut it back to prevent it impinging on the adjacent building. A condition should be attached to ensure works are carried out between March and September to avoid disturbance to breeding birds and consideration should be given to undertaking replanting to replace trees that are removed, with the same species, to maintain the group of trees as a landscape feature.

### **No 3 – Planning Application 2025/08523 – Kingston Farm Holt BA5 1TS.**

No objections - The application site is part of established 200 year-old farm which is within the Green Belt surrounding Bradford on Avon. The justification provided by the applicant for agricultural use of the proposed barn is it would be used for storing hay and straw. It is sited close to a recently approved building. The applicant understands that to meet Animal Welfare regulations the isolation pens are required for the welfare of sick animals at all times and is a requirement in law, the building needs to be away from other buildings. The proposed building will therefore provide year-round storage for hay and straw being produced on the holding. The building is screened by a well-established hedge. Timber Castle boarding will be used for the gables and elevations.

### **No 4 – Planning 2 Application 2025/07233 – Barns off Ashley Road**

No objections - The site, which has appeared to be at least currently in equestrian use, is located in a rural location entirely within the Western Wiltshire Green Belt. The fundamental aim of Green Belt policy contained within the National Planning Policy Framework is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. No new dwellings except in the essential needs of agriculture or forestry will be permitted, and no infilling between existing dwellings is permitted. The proposals represent inappropriate development in the Green Belt that would by definition be harmful to its openness and no very special circumstances exist that would indicate otherwise to justify permission. However the LPA rightly or wrongly has already approved planning permission in 2002 on the grounds. "The interpretation for Part 3 of the GPDO (x) that "established agricultural unit" means agricultural land occupied as a

unit for the purposes of agriculture (b) for the purposes of Class Q, on or before 20th March 2013 or for 10 years before the date development begins. It also stands that some agricultural units can have an equestrian stabling element, and in the case of the cited 2002 development for one of the barns, the consented scheme was in part and not a full change of use leaving the agricultural use operations continuing on the land holding shown below." In view of this previous decision by Wiltshire Council, it would be very difficult to argue that approval should not be granted.

**No 5 – Planning Application 2025/08220 – 87 Trowbridge Road BA15 1EG**

No objections - The application site is subject to TPO and is within the Bradford on Avon Conservation Area. We consider the proposed works are necessary maintenance of the trees in question. A condition should be attached that requires the works to be undertaken outside the breeding bird period between March and September.

**No 6 – Planning Application 2025/08418 – Bradford Bottom Farm BA15 2AD**

Object - The site is in a rural location within the Western Wiltshire Green Belt. The fundamental aim of Green Belt policy contained within the National Planning Policy Framework is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. No new dwellings except in the essential needs of agriculture or forestry will be permitted, and no infilling between existing dwellings is permitted. The proposals represent inappropriate development in the Green Belt that would be harmful to its openness. However, the LPA will need to decide if the justification provided by the applicant for development in the Greenbelt meets the exception requirements set out in Paragraph 154 (formerly 149) of the NPPF (2024) (which identifies new buildings in the Green Belt as inappropriate unless they fall within specific exceptions). Exception (c) allows the extension or alteration of a building provided it does not result in disproportionate additions over and above the size of the original building. Wiltshire Core Strategy Policies CP51 and CP57 require development to protect the landscape and deliver high-quality design respecting local character.

**No 7- Planning Application 2025/08381 – 34 Avonfield Avenue BA215 1JE**

No objections – The development is outside the Bradford on Avon Conservation area and not within the flood risk zone and is to be located at the rear of the property. However, it is within the proximity of the river Avon which is a corridor for foraging bat species associated with Bradford on Avon special Area of Conservation. Therefore a condition should be attached preventing the use of outside lighting e.g. security lighting associated with the proposed extension.

**No 8- Town Council reference 2025/08611**

Planning Application Number 2025/08611- 5D Sladesbrook BA15 1SH

Permit. This proposal is on the edge of the Bradford on Avon conservation area and at the rear of a relatively modern dwelling.