

BRADFORD ON AVON TOWN COUNCIL  
 PLANNING APPLICATION COMMENTS RECEIVED FROM CLLRS FOR THE DELEGATED  
 PLANNING MEETING WEDNESDAY 25<sup>th</sup> FEBRUARY 2026

Town Council reference	1
Ward	BRADFORD ON AVON NORTH
Planning Application Number	2026/00427
Type of application	
Date to comment	27.02.26
Town Council meeting date	25.02.26
Case Officer	Steven Sims
Applicant	Mr W Jones
Address	Abbey Mill Church St BA15 1HB
Description of work	Flood defence works to include the formation of a new pedestrian entrance to the courtyard, adjustments to the entrance of Flat 14, and alterations to lower level windows. Works will also include the removal of sections of walling to facilitate the new op
Town Council recommendation	No objections - see attached comments -

Town Council reference	2
Ward	BRADFORD ON AVON NORTH
Planning Application Number	2026/00633(LBC)
Type of application	
Date to comment	27.02.26
Town Council meeting date	25.02.26
Case Officer	Steven Sims
Applicant	Mr W Jones
Address	Abbey Mill Church St BA15 1HB
Description of work	Flood defence works to include the formation of a new pedestrian entrance to the courtyard, adjustments to the entrance of Flat 14, and alterations to lower level windows. Works will also include the removal of sections of walling to facilitate the new op
Town Council recommendation	No objections - see additional comments -

Town Council reference	3
Ward	BRADFORD ON AVON NORTH
Planning Application Number	2025/09001
Type of application	
Date to comment	27.02.26
Town Council meeting date	25.02.26
Case Officer	Steven Vellance
Applicant	Mrs & Mrs Waldren
Address	46 Priory Close BA15 1QZ
Description of work	Two storey front and side extension and garden outbuilding
Town Council recommendation	REFUSE - See attached comments` -

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Town Council reference	4
Ward	BRADFORD ON AVON NORTH
Planning Application Number	2026/00191
Type of application	
Date to comment	26.02.26
Town Council meeting date	25.02.26
Case Officer	Andrew Thomas
Applicant	Ms Deborah Jane Gralla
Address	1 Tory BA15 1NN
Description of work	Widening of garden steps and extension of seating area
Town Council recommendation	No objection - subject to a condition that the use of natural stone matches the existing stone work. -

Town Council reference	5
Ward	BRADFORD ON AVON NORTH
Planning Application Number	2026/00432
Type of application	
Date to comment	27.02.26
Town Council meeting date	25.02.26
Case Officer	Fiona Webb
Applicant	
Address	39, 40, 41, & 42 Silver St BA15 1JX
Description of work	Renewal of roof terrace covering and parapet works
Town Council recommendation	No objections - see additional comments -

Town Council reference	6
Ward	BRADFORD ON AVON NORTH
Planning Application Number	2026/00390
Type of application	
Date to comment	27.02.26
Town Council meeting date	25.02.26
Case Officer	Selina Parker- Miles
Applicant	Mr D Gilbert
Address	16 Budbury Place BA15 1QF
Description of work	Re- application for change of use from Class C3 , 4 bedroom house to C4 5 bedroom house multi occupancy
Town Council recommendation	REFUSE - See attached comments -

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Town Council reference 7  
 Ward BRADFORD ON AVON NORTH  
 Planning Application Number 2026/00332  
 Type of application  
 Date to comment 02.03.26  
 Town Council meeting date 25.02.26  
 Case Officer Selina Parker- Miles  
 Applicant  
 Address 24 Meadowfield BA15 1PL  
 Description of work Proposed first-floor balcony above existing rear extension  
 Town Council recommendation No objections -

Town Council reference 8  
 Ward BRADFORD ON AVON NORTH  
 Planning Application Number 2026/00330  
 Type of application  
 Date to comment 02.03.26  
 Town Council meeting date 25.02.26  
 Case Officer Alex Edge  
 Applicant  
 Address 24 Huntingdon Rise BA15 1RJ  
 Description of work First Floor extension above existing garage/utility/hall, new porch & internal alterations  
 Town Council recommendation No objections -

Town Council reference 9  
 Ward BRADFORD ON AVON NORTH  
 Planning Application Number 2026/00028  
 Type of application  
 Date to comment 02.03.26  
 Town Council meeting date 25.02.26  
 Case Officer Andrew Thomas  
 Applicant  
 Address Land adjacent to 36 Bath Rd BA15 1SR  
 Description of work Part demolition of existing buildings and erection of two self-build dwellings (use class C3) including parking, landscaping and associated works.  
 Town Council recommendation REFUSE - See attached comments` -

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Town Council reference	10
Ward	BRADFORD ON AVON NORTH
Planning Application Number	2026/00571
Type of application	
Date to comment	06.03.26
Town Council meeting date	25.02.26
Case Officer	Angela Ellis
Applicant	
Address	Maplecroft Farmhouse Leigh Rd BA15 2RB
Description of work	Single storey side extension & internal alterations
Town Council recommendation	No objections - see additional comments -

Town Council reference	11
Ward	BRADFORD ON AVON NORTH
Planning Application Number	2026/00716 (LBC)
Type of application	
Date to comment	06.03.25
Town Council meeting date	25.02.26
Case Officer	Angela Ellis
Applicant	
Address	Maplecroft Farmhouse Leigh Rd BA15 2RB
Description of work	Single storey side extension & internal alterations
Town Council recommendation	No objections - see additional comments -

Town Council reference	12
Ward	BRADFORD ON AVON SOUTH
Planning Application Number	2026/00757
Type of application	
Date to comment	26.02.26
Town Council meeting date	25.02.26
Case Officer	Kate Tate
Applicant	Bradford on Avon Town Council
Address	Gripwood Quarry Frome Rd BA15 2ED
Description of work	T4 Sycamore fell - consent under TPO
Town Council recommendation	No comment -

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Town Council reference	13
Ward	BRADFORD ON AVON SOUTH
Planning Application Number	2026/00893
Type of application	
Date to comment	25.02..26
Town Council meeting date	25.02.26
Case Officer	
Applicant	Bradford on Avon Town Council
Address	North Meadow Barton Farm Country Park
Description of work	Ash Tree fell
Town Council recommendation	No comment -

Town Council reference	14
Ward	BRADFORD ON AVON SOUTH
Planning Application Number	2026/00892
Type of application	
Date to comment	25.02.26
Town Council meeting date	25.02.26
Case Officer	
Applicant	Bradford on Avon Town Council
Address	Greenland Wood Bradford on Avon
Description of work	Sycamore tree - fell to low monoid 2 x Horse Chestnut trees fell to low monolith
Town Council recommendation	No comment -

Town Council reference	15
Ward	BRADFORD ON AVON NORTH
Planning Application Number	2025/09689
Type of application	
Date to comment	02.03.26
Town Council meeting date	25.02.26
Case Officer	Alex Edge
Applicant	
Address	199B Winsley Rd BA15 1NU
Description of work	Alterations & part conversion of garage to living accommodation
Town Council recommendation	No objections -

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Town Council reference	16
Ward	BRADFORD ON AVON NORTH
Planning Application Number	20256/00707
Type of application	
Date to comment	09.03.26
Town Council meeting date	25.02.26
Case Officer	Selina Parker- Miles
Applicant	
Address	Christchurch Primary School BA15 1ST
Description of work	To renew the Planning Permission for 5 years for the existing mobile classroom at BOA Christchurch Primary School, Mobile 663(94)
Town Council recommendation	No objections -

Town Council reference	17
Ward	BRADFORD ON AVON NORTH
Planning Application Number	2026/00802
Type of application	
Date to comment	10.03.26
Town Council meeting date	25.02.26
Case Officer	Alex Edge
Applicant	
Address	32 Huntingdon Rise BA15 1RJ
Description of work	Proposed garage conversion and new build detached garage
Town Council recommendation	No objections -

Town Council reference	1
Ward	BRAFORD ON AVON NORTH
Planning Application Number	2026/00427
Type of application	
Date to comment	27.02.26
Town Council meeting date	25.02.26
Case Officer	Steven Sims
Applicant	Mr W Jones
Address	Abbey Mill Church St BA15 1HB

Town Council recommendations: No objections.

We agree with the conclusions of the Design Heritage and Access Statement namely "The proposed work is essential to protect the Listed Grade 11\* building and to ensure the safety of the building residents and their belongings- (the site in within the flood plain and suffered from flooding causing damage to the building in 2024). The proposal has been carefully considered to not harm the host building and is considered to offer a meaningful and conservation friendly solution to mitigate worsening flood events. It is imperative the building and its residents are adequately protected. The emergency services, cares, family members must be able to easily access and exit to attend residents during times of flood, without adversely affecting the buildings' effective flood prevention system." However, a condition should be attached requiring that the glazing bars on the proposed replacement lower section of windows match that of the original tampered moulding profile consistent with the upper part of the window frames and to match the remainder of the building. Also, natural stone used should be used to match existing building stone.

Town Council reference	3
Ward	BRADFORD ON AVON NORTH
Planning Application Number	2025/09001
Type of application	
Date to comment	27.02.26.
Town Council meeting date	25.02.26
Case Officer	Steven Vellance
Applicant	
Address	46 Priory Close BA15 1QZ
Description of work	Description of work Two storey front and side extension and garden outbuilding
outbuilding	Two storey front and side extension and garden

Town Council recommendation                      Objects to this application

We object to the application on the same grounds set out in Bradford on Avon Preservation Trust comments namely "The garden of the dwelling forms part of an important and visually prominent open green space, forming part of the setting of the conservation area alongside Conigre Hill and adjacent to a public footpath. Turning first to the extensions to the original dwelling, which would be harmful to the existing form and layout of the dwelling and to the layout and character of the original 1950s housing development, by reason of the configuration of the extensions and coming forward of the original building line and closer to the public footpath. Turning now to the proposed studio to which we object due to its large size, not dissimilar to the footprint of the original dwelling, and to its location so close to and hard

up against the boundary, and potential for harm to the setting of the conservation area and to the loss of an existing mature tree, impact on surrounding trees and woodland and impact on wildlife within this prominent green open space. Albeit of single storey construction, it would be visually prominent and intrusive. Major works would be required to the surrounding trees to accommodate such a large building. Such a large building is significantly greater than most domestic garden studios and we question whether the intention is to utilise this for business use, in which case there would be insufficient parking, and it would require a change of use."

We also have concerns about the potential to damage the public footpath BRAD52 which runs alongside the west and northwestern boundary of the site. Any damage caused by the development to the footpath will need to be repaired.

Town Council reference	5
Ward	BRADFORD ON AVON NORTH
Planning Application Number	2026/00432
Type of application	
Date to comment	27.02.26.
Town Council meeting date	25.02.26
Case Officer	Fiona Webb
Applicant	
Address	39, 40, 41, & 42 Silver St BA15 1JX
	Description of work - Renewal of roof terrace covering and parapet works.

Town Council recommendation. No objections on the grounds:

1. The proposed works do not materially alter the appearance of the Grade II listed building.
  2. The building has previously been converted to contain mixed uses, including retail, restaurant and residential use. The proposed works do not affect or seek to change these uses.
  3. The proposed works would not impact the historic nature of the building.
  4. Failure to complete these works would present significant risks including: further deterioration of the fabric of the building; compromising the safety of the building to the residents and potential health risks associated with mould growth within the building should water ingress significantly increase.
  5. The materials used in the construction are proposed to match those currently installed as part of the previous conversion and construction works.
  6. The proposed works will preserve the weather integrity of the building.
- A condition should be attached requiring observations for the presence of Swifts which may be using the building during the nesting season (May - August) based on comments submitted by the Bradford on Avon Swift and House Martin Group. If found to be present the works should not be carried out during these months and note carefully where they are nesting and take care not to block their nesting spaces if the work is done outside the nesting season.

Town Council reference	6
Ward	BRADFORD ON AVON NORTH
Planning Application Number	2026/00390
Type of application	
Date to comment	27.02.26.
Town Council meeting date	25.02.26
Case Officer	Selina Parker- Miles
Applicant	
Address	16 Budbury Place BA15 1QF
	Description of work - Re- application for change of use from Class C3, 4- bedroom house to C4 5- bedroom house multi occupancy

Town Council recommendation: Objects to this application.

This is an identical to previous application in 2020 20/09524/FUL which your council granted planning permission. We are concerned about the impact of the proposal in neighbouring amenity given the location of the property is in very close proximity to adjacent housing and additional parking provision required. This would adversely affect adjoining neighbours by reason of noise, fumes and nuisance from vehicles manoeuvring to park. We recognise there are no changes to the layout or integrity of the listed building.

Town Council reference	9
Ward	BRADFORD ON AVON NORTH
Planning Application Number	2026/00028
Type of application	
Date to comment	02.03.26.
Town Council meeting date	25.02.26
Case Officer	Andrew Thomas
Applicant	
Address	Land adjacent to 36 Bath Rd BA15 1SR
Description of work	Part demolition of existing buildings and erection of two self-build dwellings (use class C3) including parking, landscaping and associated works.

Town Council recommendation Object to this application

1. The boundary of the Bradford on Avon Conservation Area extends around the Grade II Listed dwelling at 35 Bath Road. We consider the large two storey new dwellings would radically alter the character and appearance of the area and would have an adverse impact on the setting and character of the conservation area due to urbanisation of the site. The proposed detached dwellings would be clearly visible from the Conservation Area from public vantage points on Ashley Road, the public recreation ground and public footpaths nearby.
2. The development is within proximity to the Bath and Bradford on Avon Bats Special Area of Conservation designated for protected Bat species. In view of this the LPA will need to decide whether a Habitats Regulation Assessment is required and that the developer has provided have sufficient survey information to undertake this work.
3. The site is situated entirely within the Western Wiltshire Green Belt. The proposals for two large two storey dwellings together with access thereto and associated domestic activity would represent inappropriate development in the Green Belt that would be harmful to its openness and in our view no exceptional circumstances exist to justify

permission. The proposals for new dwellings in this location would therefore be harmful to the openness of the Green Belt and contrary to Green Belt Policy contained within the National Planning Policy Framework and no special circumstances exist that would indicate otherwise.

4. The playing field and paddock adjacent to the proposed development are not only Green Belt but also designated Local Green Space in the current Bradford on Avon Neighbourhood Plan. We consider the proposals are contrary to the current Bradford on Avon Neighbourhood Plan policy to prevent unrestricted urbanising sprawl by keeping land permanently open and protecting designated Local Green Spaces.

Town Council reference	10
Ward	BRADFORD ON AVON NORTH
Planning Application Number	2026/00571
Type of application	
Date to comment	06.03.26
Town Council meeting date	25.02.26
Case Officer	Angela Ellis
Applicant	
Address	Maplecroft Farmhouse Leigh Rd BA15 2RB

Description of work - Single storey side extension & internal alterations

Town Council recommendation. No objections subject to conditions

Wiltshire Council Conservation Officers advise being considered namely that "The property is a Grade II listed building although much of the structure has been substantially rebuilt in the last twenty-five years. The proposal is to remove most of the north wall of the modern house and to construct a narrow single-storey lean-to addition within the gap between Maplecroft Farmhouse and Stable House to the north. The masonry to be removed for the proposed extension is modern, constructed in 1998, and has no heritage significance. There would be no loss or impact on historic fabric. The small extension would be largely concealed from view and be of a traditional design and construction. However, I have concerns regarding the installation of 5 rooflights on the small mono-pitched roof slope which would give a visually cluttered appearance and would impinge on the character of this listed building and the setting of the neighbouring listed building which are near each other.

Summary & conclusion: The NPPF confirms that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). It makes clear that any harm to a designated heritage asset requires clear and convincing justification. As such it is requested that the number of roof lights on the mono-pitched roof be reduced in number."