



Planning Application No:	2026/03797
Type of Application:	Householder planning
Address	1 Grange View, BoA, BA15 1BQ
Description of work	Replacement of existing conservatory with a rear single storey extension, first floor rear extension to replace existing flat roof terrace. New dormer windows, PV panels and rooflight
Town Council recommendation:	We wish to make holding objection as this a visually prominent site at the entrance to the conservation area we would expect the views of the WC Conservation Officer should be obtained prior to any determination to establish whether or not the proposal would have any significant adverse effect on the conservation area. The proposals would significantly increase the size of the property. The visual impact could be reduced by the use of additional landscaping.

Planning Application No:	2026/02625
Type of Application:	Full planning
Address	Fitzmaurice Primary School, Frome Road, BA15 1LE
Description of work	Erection of 5mx5m timber gazebo adjacent to the playground to provide dedicated outdoor learning space
Town Council recommendation:	No objection indeed the Town Council welcome this development as it will enhance the amenities within the school grounds.



Planning Application No.	2026/03591
Type of Application	Full planning
Address	Land South of Poplar Farm. Woolley Park, South Wraxall, BoA, BA15 1TU
Description of work	Erection of haybarn, stablers outdoor arena, car parking and turning area and access track
Town Council recommendation:	Objection. The site is on high ground and set in open countryside within the Greenbelt. Under the NPPF para 87 in appropriate development is by definition harmful to the Green Belt and should not be approved except in very special circumstances. What counts as NOT inappropriate in the Greenbelt is listed in para 149-150 including 1. Para 149(b): "agricultural and forestry buildings and operations" 2. Para 149(d): " Provision of appropriate facilities in connection with ... outdoor sport, outdoor recreation ... as long it preserves the openness and does not conflict with Greenbelt purposes Stables, hay barn, outdoor riding area are usually classed as equestrian development In the case of private recreational equestrian use, planning inspectors and LPAs including WC have treated it as inappropriate development because buildings and engineered surfaces that reduce openness. The arena surface, lighting, security lighting, fencing, parking and turning areas are in our opinion are what pushes this development into inappropriate development The "very special circumstances" test requires the developer to prove that the benefits outweigh the harm to the Greenbelt and any other harm . For



	equestrian developments LPAs normally consider: 1. Harm: loss openness, access, urbanising effect of buildings, arena, the hard standing, various lighting, fencing, traffic and horse related activity 2. Benefits/need including functional need for it in the Greenbelt, economic benefits, job/rural worker need, rural diversification, welfare of horses and public benefits. Lastly the impact of lighting can be harmful to the foraging activities of bats and therefore should be a consideration in determining the application, taking into account the Bath and Bradford on Avon SAC and the Greater horseshoe bats can fly up 4km from their core breeding sites and lesser horseshoe up to 2km. Barbestelle bats are particularly sensitive to lighting.
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Planning Application No:	2026/03612
Type of Application:	Householder planning
Address	2 Piplar Ground, BoA, BA15 1XF
Description of work	Construction of workshop building, replacement wall, alternations to main building, enclosure to front porch, change of garage door to window
Town Council recommendation:	Objection we agree with comments made by the BOA Preservation Trust namely "Bringing the proposed lean-to extension closer to the highway would result in the loss of an open green area resulting in the inherent loss of character and openness of the estate and adversely affecting the streetscape. Similar applications in the past have been resisted."

Planning Application No:	2026/04028
Type of Application:	Prior approval Part 1 Class A. 1(ea) Larger home extension
Address	9 Leigh Park Road, BoA, BA15 1TE
Description of work	Proposed single storey rear extension
Town Council recommendation:	No objection

Planning Application No:	2026/03312
Type of Application:	Consent under tree preservation order
Address	Chestnuts, 164 Bath Road, BoA, BA15 1SW
Description of work	Conifer behind garage to dismantle, cherry/holy/sycamore in back garden to shorten overhang back to boundary by no more than 3m.
Town Council recommendation:	No objection subject to the seeking the advice of WC TPO officer and condition being attached which avoids the works being carried during the Breeding bird period between March and September



Planning Application No:	2026/03907
Type of Application:	Householder planning
Address	23 Whitehill, BoA, BA15 1SQ
Description of work	Refurbish existing garage to garden studio and storage including an A frame roof, wood cladding and new window.
Town Council recommendation:	No objection