

22 July 2020

Item 7a – 19/09800/FUL. 12a Frome Road, Bradford on Avon

**Public Statement 1 – Objection – Anthony Phillips, on behalf of Dr and Mrs
Tees**

We have seen the revised plans submitted by Avonvale which provide for one additional parking place and a turning head for a Light Van. However it results in other negative impacts and raises further serious concerns that there has been no further consultation process.

Jemma Foster, the Case Officer for the Application, has advised me in an email, dated 10th July, that there will be no requested updated Consultee responses from relevant Officers. We find this very disappointing as it has not provided opportunities for Officers to comment on the following:.

1. the inclusion of a turning head within the proposed garden area, directly ignores the condition from the Arboricultural Officer that '...., the entire section of garden towards the end of the proposed development area should be robustly fenced off ... and the recommended root protection area adhered to. This area must NOT be used for any storage of materials, mixing or otherwise and a suitably worded condition attached to any decision notice.' Approximately a quarter of the designated green area has been lost resulting in a further significant loss to ecological value and a garden that is wholly inadequate for the residents.
2. The plans will increase number of vehicles transiting the 2.8m pinch-point. This would increase the risk of vehicles attempting to transit and becoming stuck, or hitting the protruding gas pipe. This would raise the prospect for the occupants of the five family houses of being trapped within the site. As stated before, the Fire Services should have been asked for their feedback on this. (Building Regulation standards for Access and Facilities for the Fire Service Approved Document B5 Volume 1).
3. The new bin storage area provides for an insufficient 8 bins more than 25 meters from the houses . (Schedule 1, Part H of the Building Regulations (2000) 17). The waste and recycling Officer has not been asked to comment on the revisions.
4. Both before and after the development, lorries will need to load/unload outside the pinch-point and within 5 to 7 meters of the windows of the living room, dining room and kitchen of 12b for onward transfer of equipment and other materials from and to the site. The scale of the

demolition and subsequent building works mean a huge volume (a quantity surveyor has advised us this should be well in excess of 800 vehicles) of construction vehicles, demolition waste and new-building material will need to be handled in this access area during the whole period of the development.

5. No turning capability continues to mean these lorries will need to reverse out of the entrance and onto the main road, with the aforementioned danger to pedestrians.

The Wiltshire Planning Site provides guidance (quoted from links below) relating to the need to avoid nuisance and loss of amenity to neighbouring residents as a result of Noise (Wiltshire 'Statutory Noise Nuisance Definition'); mess from mud and dust of lorry loading/unloading operations; restricted access; nuisance from storage of vehicles, materials and equipment (eg Skips).

The size of the project and the limited storage space on site means that once construction work starts, vehicles will be loading and unloading in front of 12b almost continuously, probably for a period of at least 18 months. After the development is completed the inconvenience will continue as a result of typical deliveries (eg grocery and service vehicles) to these 5 family houses.

In the application, Avonvale have made no reference to loading or unloading operations, nor what mitigations might be done to keep the nuisances to a minimum.

The loss of amenity from such a large and extended development would be unreasonable and significantly in excess of what might normally be acceptable, and likely detrimental to the health and well-being of the occupants of 12b. I spoke with Mr Brett Warren, Senior Environmental Health Officer for Wiltshire on Friday 17th July. Having discussed the situation with him, he advised that it appeared that the access situation was different to that considered in their first assessment in early December, and that these changes had become relevant. He stated that pursuant to Section 60 – Control of Pollution Act (1974), there should be grounds for them commenting on the application and potentially considering pre-commencement Conditions.

In spite of to the Developer's prior written statements of good intent to minimise the impact on neighbours, and contrary to the 'good practise' recommendations of the Council, the Developer has not been in contact with the owners of 12b, nor sought to mitigate or compensate these negative effects.

The Developer's proposal continues to challenge so many of the Council recommendations that we strongly feel it should not be approved.

We continue to agree that the site does need developing, however a more modest proposal would avoid the developers trying to squeeze too much into such a limited plot with no regard for the negative impact on local residents.

Regards,

Anthony Phillips, on behalf of Dr and Mrs Tees

**Wiltshire Council
Western Area Planning Committee**

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Public Statement 2 – Support – Tara Maizonnier - Agent

Councillors, thank you again for your time this afternoon.

As you will see, we have reviewed the proposals that were previously before you at planning committee in June to address the concerns raised. We have been able to successfully integrate a suitable turning head for delivery vehicles as well as a visitor parking space, as requested.

The revised proposals will enable delivery vehicles to leave the site in a forward gear and we believe this therefore addresses the concerns raised by members at the last committee.

The Council's highway officer has confirmed that the proposals are suitable and acceptable and we therefore hope that this will now enable the proposals to be approved in line with your Officer's recommendation.

It is worth noting that the revised proposals still enable the provision of 320sqm of communal gardens, this provision represents 22% of the total site area as noted in your Officer's report. The provision of the communal garden area is also in addition to the provision of private balconies on both the first and second floor of each dwelling, as well as private front gardens for each dwelling which together equates to circa 33sqm of private amenity space for each dwelling, in addition to the proposed communal garden.

In addition, as noted in section 9.4 of your Officer's report, the site is also located within safe and easy walking distance of a number of recreation grounds which are all within a 5-minute walk of the site. Overall, your Officers have confirmed that the amenity space proposed is suitable and that the proposals should be approved.

We therefore hope you are now able to support your Planning Officer's recommendation to approve this application for the redevelopment of a brownfield site that is situated within the defined settlement limits of Bradford on Avon.

Thank you.