

# PLANNING COMMITTEE

28 March 2012

Observations and recommendations made since preparation of agenda

Item	Comments
<b>Planning Applications</b>	
<b>6.a</b>	<p><b>W/11/02971/FUL – Bradford on Avon</b></p> <p><b>Policy</b></p> <p>All references to planning policy statements and planning policy guidance notes throughout the report have been superseded by the publication yesterday of the National Planning Policy Framework. This Framework cancelled all of the policy statements and guidance notes listed with immediate effect.</p> <p>The NPPF introduces a presumption in favour of sustainable development. This is seen as having three dimensions – an economic role in building a strong economy; a social role in supporting strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations; and an environmental role through protecting and enhancing the environment.</p> <p>The NPPF states that developments that accord with the development plan should be approved without delay. High quality design should be sought and heritage assets conserved. The aim should be creating attractive and comfortable places to live, work and visit. New development should be integrated into the built and historic environment. Planning decisions should encourage the effective use of land by re-using land that has been previously developed. In determining planning applications in conservation areas, account should be taken of the desirability of new development making a positive contribution to local character and distinctiveness and of the desirability of sustaining and enhancing the significance of the conservation area. Where a development proposal would lead to less than substantial harm to the significance of a conservation area, the harm should be weighed against the public benefits of the proposal.</p> <p>Bradford on Avon Development Trust has circulated a letter to committee members detailing their involvement in the site.</p> <p>From an officer point of view, a paragraph outlining how members should consider any alternative scheme for the site has been included in the report on page 38 of the agenda. For the avoidance of doubt, it is considered that the use of the private car park as a public car park would be a material change of use requiring planning permission, as traffic and pedestrian flows would be materially different.</p>

<b>6.b</b>	<b>W/11/02717/FUL Bulkington</b>  A further objection to the revised plans has been received, on the grounds that the proposal would be out of place within the village and the original objections from Councillors have not been addressed.
<b>6.c</b>	<b>W/12/0016/FUL Holt</b>  A plan has been received from the agent confirming that the existing access will not be widened and that the new parking area would be laid to gravel. A minor change will be required to the list of approved plans in condition 3 to take account of this change.