Wiltshire Council

The Town and Country Planning Act 1990

Application Reference Number: PL/2023/09271

Decision Date: 23 January 2024

Applicant:	BoA Town Council & BoA Cricket Club c/o BRADFORD ON AVON TOWN COUNCIL, KINGSTON HOUSE OFFICE, KINGSTON ROAD, BRADFORD ON AVON, WILTSHIRE, United Kingdom, BA15 1ES
Particulars of Development:	Erection of 2 lane artificial cricket net facility and associated works
At:	Bradford Cricket And Football Club, Pound Lane, Bradford On Avon, BA15 1LF

Conditions: (5)

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans:

- Net design plans refs A01 and A02.
- Existing block plan ref. 000000-BOACC-XX-XX-DR-0002-P02.
- Location plan ref. 000000-BOACC-XX-XX-DR-PL-0003-P02.
- Proposed block plan ref. 000000-BOACC-XX-XX-DR-PL-0003-P02.

REASON: for the avoidance of doubt and in the interests of proper planning.

3 No site clearance or development shall commence onsite until an Arboricultural Method Statement (AMS) prepared by an arboricultural consultant providing comprehensive details of construction works in relation to trees has been submitted to, and approved in writing by, the Local Planning Authority. All works shall subsequently be carried out in strict accordance with the approved details. In particular, the method statement must provide the following:

- A specification for protective fencing to trees during the construction phase that

complies with BS5837:2013 and a plan indicating the alignment of the protective fencing;

- A specification for scaffolding and ground protection within tree protection zones in accordance with British Standard 5837: 2012;
- Details of general arboricultural matters such as the area for storage of materials, concrete mixing, etc;
- Any no-dig zone; and
- Details of any works requiring arboricultural supervision to be carried out by the developer's arboricultural consultant, including details of the frequency of supervisory visits and procedure for notifying the Local Planning Authority of the findings of the supervisory visits.

REASON: the application contained insufficient information to enable this matter to be considered prior to granting planning permission. The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, that trees adjacent to the site will not be damaged during the construction works and to ensure that as far as possible the work is carried out in accordance with current best practice and section 197 of the Town & Country Planning Act 1990

4 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture to those detailed on the application form and approved plans.

REASON: in the interests of visual amenity and the character and appearance of the area.

5 Before the development hereby approved is brought into first use, details of a new tree to replace the former silver birch that was recently removed from the site shall be submitted to and approved in writing by the Local Planning Authority. All plant material should comply with the minimum British Standard requirement for tree planting, these being BS3936 (Part 1 & 4), BS4428:1989 Section 7, and BS4043.

The replacement tree shall be sited as close to the position of the felled tree as reasonably practicable.

The replacement tree shall be properly maintained for a period of 10 years. If the tree is removed or become damaged or diseased within this period, it shall be replaced in the next planting season with the same species. If a variation in species is required due to disease, agreement must be sought in writing from the Local Planning Authority before the replacement is planted.

REASON: to ensure that the removed tree is replaced for the benefit of visual amenity and character.

Informatives: (2)

6 The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required, it will be necessary for the applicant to obtain the landowner's consent before such works commence.
If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

7 Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

Parvis Khansari **- Corporate Director, Place**