

Planning Minutes 07 - 12 - 2017

Minutes of a meeting of Frome Town Council's Planning Advisory Group

Date: Thursday 7th December 2017

Time: 7.00pm

Venue: Frome Town Hall, Christchurch Street West, Frome BA11 1EB

Present:

Frome Town Councillors: Richard Ackroyd, Gary Collinson and Tricia Golinski

In attendance:

Members of the public: 9

Jane Llewellyn, Planning and Development Manager

Hannah Paniccia, Finance and Administration Apprentice

Minute Ref	Agenda Item	Action
2016/131P	<p>1 QUESTIONS, COMMENTS AND INFORMATION FROM THE PUBLIC As both Cllr Goldfinger and Cllr Cobb were unable to attend the meeting Cllr Golinski chaired the meeting.</p> <p>Margret Merrill asked for an update on application ID494 2017/2690/FUL 29 Somerset Road Frome BA11 1HD Creation of parking space for 1 Vehicle to front garden. Jane Llewellyn said that we have not received a decision yet and it can take up to six weeks.</p>	
2016/132P	<p>2 DECLARATION OF MEMBERS' INTERESTS AND TO AGREE THE MINUTES OF THE PREVIOUS MEETING APOLOGIES FOR ABSENCE Richard Ackroyd (7.05pm) Colin Cobb Pippa Goldfinger Nick White DECLARATION OF MEMBERS INTERESTS None MINUTES The minutes of the Planning Advisory Group meeting held on 16 November 2017 were agreed and signed by the Chair.</p>	
2016/133P	<p>3 TO DISCUSS A REQUEST FOR DOUBLE YELLOW LINES ON FOUNDRY BARTON AND HENLEY WAY FROME FTC received a request from residents for double yellow lines at Henley Way and Foundry Barton. Gill Fone said that Somerset Highways have been out on site previously but do not think that double yellow lines are a good idea as residents will have to pay for parking permits. Gill Fone believes that the double yellow lines should be marked on the bends and junctions for safety. The people that park their cars are mostly shoppers and people that work in the town. The parked cars are worse on the first Sunday of each month due to the Independent Market. Gill has seen a bin lorry mount the pavement due to not being able to get around because of parked cars. Gill has spoken to most residents, but Somerset County Council would do their own consultation. Cllr Collinson mentioned that the cars would most likely still park on Henley Way and Foundry Barton, but just down the road where there are no double yellow lines, so the double yellow lines would help with the safety on junctions and bends but there would still be visitors and workers parking there. Cllr Ackroyd said that he thinks that the residents have a good case as emergency vehicles would struggle getting access. All of the Councillors agree to support the case for double</p>	

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	yellow lines on the bends and junctions. Jane mentioned that this would be a good time to get in touch with SCC and encourage them to work with FTC to strategically look at parking in the town.	
2016/134P	4 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED – APPENDIX 1 ID 508 ID 509 ID 517 ID 523	
2016/135P	5 DATE OF NEXT MEETING The next meeting will be at 7pm on 11 January 2017 in the Council Chamber, Frome Town Hall, Christchurch Street West, Frome BA11 1EB	

The Chair closed the meeting at 8.05pm

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506	2017/3000/TCA	83 Nunney Road Frome BA11 4LF	Frome Oakfield	Mr Stephen Gant	Tree to works in a conservation area:- T1 - Pine Tree - Removal.	Bo Walsh	Works/Felling Trees in a CA	07/12/2017	Decision to be left to tree officer following consultation responses
507	2017/2951/VRC	52 Forest Road Frome Somerset BA11 2TQ	Frome College	Mr Reginald Ling	Application to remove conditions 3 (no further windows), 4 (no extensions to dwelling), 5 (no freestanding garages/outbuildings of planning approval 118593/000 (proposed 2 bed bungalow) to remove permitted development restrictive conditions.	Lorna Elstob	Variation or Removal of Conditions	07/12/2017	Decision to be left to planning officer following consultation responses
508	2017/2725/FUL	Restaurant 6 Vicarage Street Frome BA11 1PX	Frome Market	Mr & Mrs L Violino	Proposed change of use of ground floor from Use Class A3/A4 to C3a with alterations to form 1No. detached 5 bedroom dwelling.	James U'Dell	Full Application	07/12/2017	Object - This property has a long established business use, previously being a betting shop and general supplies. The application does not include the relevant information required by the marketing & business evidence SPD, specifically there is no valuation report, evidence that the property has been advertised locally or a marketing board outside.
509	2017/3001/TCA	Land To The Rear Of The Cedars Frome BA11 2FF	Frome Berkley Down	Mr Ian Vincent	Proposed felling of four Sycamore trees identified as Nos. 32,33, 35, 37 on submitted documents - due to proximity to garden boundary wall. (Amended Description 16.11.2017)	Bo Walsh	Works/Felling Trees in a CA	07/12/2017	Object - We would not want to see all of these trees removed, it is not possible to determine whether the trees are causing damage to the wall without a full structural report, a report could clarify whether or not it is necessary for the removal of all the trees or just those closest to the wall. We do however feel that these trees have screening

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									value and contribute to the character or appearance of a Conservation Area. We would support a group TPO. Separate consent for any works will also be required from Mendip District Council as the landowner
510	2017/2998/LBC	8 Sunnyside Frome BA11 1LD	Frome Keyford	Mr Ian Duncan	Re-pointing of side elevation and repair both chimneys.	Rob Palmer	Listed Building Consent	07/12/2017	Decision to be left to planning officer following consultation responses
511	2017/2913/TPO	Fountain House Goulds Ground Frome Somerset BA11 3DW	Frome Market	Mr Hardie	Proposed works to a TPO tree: Crown lift and removal of 3 lower limbs to a Sycamore	Bo Walsh	Works/Felling Trees in a CA	07/12/2017	Decision to be left to Tree officer following consultation responses
512	2017/3017/TCA	5 Goulds Ground Frome Somerset BA11 3DW	Frome Market	Mrs Debbie Haines	Proposed felling of a Cherry (T1) stump, Pine (T2) stump, Cotoneaster (T3) stump and Laurel (T4). Removal of a Lonicera hedge	Bo Walsh	Works/Felling Trees in a CA	07/12/2017	Decision to be left to Tree officer following consultation responses
513	2017/3016/TCA	The Wool House 6 Cork Street Frome Somerset BA11 1BL	Frome Market	Mr Watson	Proposed crown reduction on a Chestnut (T1) by 30%	Bo Walsh	Works/Felling Trees in a CA	07/12/2017	Decision to be left to Tree officer following consultation responses
514	2017/3009/HSE	2 Georgian Court Frome BA11 4BB	Frome Park	Mr Martin Ward	Proposed 2 storey side extension (following demolition of the existing garage) and single storey rear extension.	Lorna Elstob	Householder Application	07/12/2017	Decision to be left to planning officer following consultation responses
515	2017/3007/FUL	1 Wickham Rise Frome BA11 2JJ	Frome Market	Mr & Mrs M McElhinney	Division of plot to create site for new house, construction of new single storey house and new vehicle access.	Carlton Langford	Full Application	07/12/2017	Decision to be left to planning officer following consultation responses
516	2017/3131/TCA	98 Broadway Frome BA11 3HG	Frome Oakfield	Miss Jane Frances	Proposed felling of an Oak tree in a conservation area	Bo Walsh	Works/Felling Trees in a CA	07/12/2017	Decision to be left to Tree officer following consultation responses
517	2017/3083/TCA	Welshmill House Welshmill Road	Frome Market	Mr Maunder	Proposed reduction of Lawson Cypress by 10 feet	Bo Walsh	Works/Felling Trees in a CA	07/12/2017	Decision to be left to Tree officer following consultation responses

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		Frome Somerset BA11 2LA							
518	2017/2491/LBC	Spring Grove House 37 Spring Road Frome BA11 2JW	Frome Market	Mr & Mrs S Horler	Proposed garage and alterations to a listed building (amended plans received 15/11/2017).	Rob Palmer	Listed Building Consent	07/12/2017	Decision to be left to planning officer following consultation responses
519	2017/2490/HSE	Spring Grove House 37 Spring Road Frome BA11 2JW	Frome Market	Mr & Mrs S Horler	Proposed garage and alterations to a listed building (amended plans received 15/11/2017).	Rob Palmer	Householder Application	07/12/2017	Decision to be left to planning officer following consultation responses
520	2017/2702/LBC	31 Vallis Way Frome BA11 3BB	Frome Market	Mr & Mrs J Bryant	Proposed re-pointing on the south-west (front) elevation of a listed building.	Howard Warren	Listed Building Consent	07/12/2017	Decision to be left to planning officer following consultation responses
521	2017/3048/HSE	19 Trinity Street Frome BA11 3DE	Frome Market	Mr P Simpson	Rear dormer roof extension, new first-floor rear window and associated alterations to existing ground floor extension.	Lorna Elstob	Householder Application	07/12/2017	Decision to be left to planning officer following consultation responses
522	2017/3093/TCA	70 Broadway Frome BA11 3HE	Frome Oakfield	Mrs Zoe Conway	Proposed felling of a lawson cypress conifer (T1).	Bo Walsh	Works/Felling Trees in a CA	07/12/2017	Decision to be left to Tree officer following consultation responses
523	2017/2039/FUL	44 Nunney Road Frome BA11 4LE	Frome Oakfield	Mr Marcus Squires	Change of use from existing group home to 11 bed HMO (Revised plans received 24th Nov 2017 to alter parking and access arrangements)	James U'Dell	Full Application	07/12/2017	Fully support and reiterate the comments of the Civic Society - The proposal to park cars on the frontage with no on plot turning and removal of the garden wall will be both unsafe on the popular school route, and unsightly, damaging the street scene and harming the character of the Conservation Area. We note the increase in parking provision from 8 in the original application to 10 appears excessive for this 'sustainable location'. The parking shown at the front of the house could be sited to the

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									rear side where there is ample space, screened by a suitable planting scheme. We also note that the front garden wall of this property appears to have been partially removed already, without the required consent.
524	2017/3012/FUL	34 Rodden Road Frome BA11 2AE	Frome Berkley Down	Mr J Symonds	Fenestration alterations and alteration to roof of enclosed stairwell; pitched roof in place of existing flat roof; new staircase to first floor on west elevation; replacement of window with door on west elevation; change of polycarbonate roof to flat roof.	Lorna Elstob	Full Application	07/12/2017	Decision to be left to planning officer following consultation responses
525	2017/2814/FUL	Marston Pond Thickthorn Wood And Horley Wood Tuckmarsh Lane Marston Bigot BA11 5BY	Outside of Parish	Mr Charles Bonham Christie	Restoration of 114 Acres of Grade II listed Park and Garden including Marston Pond, Thickthorn Wood, Orrery Wood, the Keeper's Cottage and Boat House with enabling development to include 20 Lodges, Hub and Reception buildings. Change of land use from agricultural to Hotel, Leisure and Recreation (additional footpath info received 29/11/17).	Anna Clark	Full Application	07/12/2017	Comments to follow

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526	2017/2815/LBC	Marston Pond, Thickthorn Wood And Horley Wood Tuckmarsh Lane Marston Bigot BA11 5BY	Outside of Parish	Mr Charles Bonham Christie	Restoration of 114 Acres of Grade II listed Park and Garden including Marston Pond, Thickthorn Wood, Orrery Wood, the Keeper's Cottage and Boat House with enabling development to include 20 Lodges, Hub and Reception buildings. Change of land use from agricultural to Hotel, Leisure and Recreation (additional footpath info received 29/11/17).	Anna Clark	Listed Building Consent	07/12/2017	Comments to follow
527	2017/3037/FUL	10 Stony Street Frome Somerset BA11 1BU	Frome Market	Mr Peter Carr	Change of Use:- A3 to A4	Carlton Langford	Full Application	07/12/2017	No objection
528	2017/3049/HSE	22 Goulds Ground Frome BA11 3DW	Frome Market	Mr Norman Freshney	Proposed rear single storey extension, first floor extension over existing ground floor accommodation, and alterations	Carlton Langford	Householder Application	07/12/2017	Decision to be left to planning officer following consultation responses

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