

Planning Minutes 14 – 08 - 2017

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

Date: Thursday 14th August 2017

Time: 7.00pm

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

Present:

Frome Town Councillors: Rich Ackroyd, Colin Cobb, Gary Collinson, Toby Eliot, Pippa Goldfinger, Tricia Golinski, Sheila Gore and Mel Usher

Mendip District Councillors: Des Harris

Somerset County Councillors: John Clarke

In attendance:

Members of the public: 83

Press: James Somper; Somerset Standard

Frome Town Council Staff:

Clementine Conlon-Spears, Marketing and Communications Assistant

Rachel Griffin, Marketing and Communications Manager

Jane Llewellyn, Planning and Development Manager

Hannah Paniccia, Finance and Administration Apprentice

Paul Wynne, Town Clerk

Minute Ref	Agenda Item	Action
2016/112P	1 QUESTIONS, COMMENTS AND INFORMATION FROM THE PUBLIC None	
2016/113P	2 DECLARATION OF MEMBERS' INTERESTS AND TO AGREE THE MINUTES OF THE PREVIOUS MEETING APOLOGIES FOR ABSENCE Cllr Nick White DECLARATION OF MEMBERS INTERESTS Cllr Pippa Goldfinger ID 466 (Boxworks) MINUTES The minutes of the Planning Advisory Group meeting held on 24 August 2017 were agreed and signed by the Chair.	
2016/114P	3 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED APPENDIX 1 ID 444 ID 445 ID 449 ID 466 ID 466 (Boxworks) The Chair Cllr Goldfinger, declared a non-pecuniary interest and the chairmanship was handed to Cllr Cobb; Deputy Chair Cllr Cobb informed the public of the process that Mendip District Council must go through to determine their own planning application. He also told the public that the Planning Advisory Group do not make the decision but they listen to what the public have to say and then send comments to MDC. The plans that have been submitted	

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were shown on the PowerPoint. The initial reaction was positive for short-term and flexible employment space however many issues were raised about the application these included;

- Visual impact on surrounding area
- Unsure if there is an agreement in place with a host building
- More detail required on how large vehicles can access the Cheese and Grain & Canoe Club.
- Is there an agreement with the Canoe Club and assurance that their operations are not negatively impacted by the development?
- A review of car parking in the town centre - there should be a capacity impact assessment looking at spaces lost and spaces used by office workers.
- Landscaping around the development in accordance with Key Policy TCo3 of the Neighbourhood Plan
- Clear signposting of the Route 24 cycle path is required.

The Planning Advisory Group believe all of these issues should have been resolved before the application was submitted.

Canoe Club

A representative from the Canoe Club said they are concerned about the functioning of the Canoe Club as the building will no longer be as visible and a large proportion of their new members join as they have seen the building. The club have event nights on Tuesday, Wednesday and Thursday which they use the carpark in the area proposed for the boxworks as they have to bring equipment. If the boxworks are approved they will need to relocate to other spaces and carry their equipment across the carpark. Another representative mentioned that they have spoken to members and they fear that they will lose 50% of members. This will affect the viability of the club financially. On event nights, they can have up to 50 kayaks and they are worried as these will not be able to fit in the area near the river with the boxworks there. MDC have offered to give the Canoe Club 3 carparking spaces for their minibus however if they have the trailer on the back they will not be able to turn. It was mentioned that in a meeting between MDC and the Canoe Club, MDC had said that the Canoe Club do not have rights to use the carpark but have rights to access their building, the representative was upset about this as they have been there for 40 years. They have said they understand the need of office space in the town centre but would they reconsider using the space opposite The Black Swan and this would impact less people.

Cheese and Grain

Steve Macarthur mentioned that the Cheese and Grain were developing alternative ideas and have received designs from architects for the area around the C&G. He said that there are many significant buildings in the area including Black Swan, Frome Library and C&G and the space should be used for events such as the Frome Festival and Children's Festival. He also mentioned that it could cause parking issues in the future if the Canoe Club have an event at the same time as a band is playing. The C&G will be moving the studio entrance to the other side. He said it is difficult to measure the impact of the boxworks. They will need to move their public events to the other side of the building however if MDC introduce Sunday parking charges they will have to pay for the spaces used. A representative of the Cheese and Grain stated that the double high doors are for vehicle access into the building and if there are cars parked

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in the future it will be hard to get access. They have flat access through the double doors and they may lose traders if this is hard to access.

It was mentioned that MDC has been asked why the boxworks couldn't be moved forward in line with the Cheese and Grain, they have said they cannot do this as there is a lamp post.

Cllr Cobb asked Steve Macarthur for an update on the agreement with MDC. Steve informed the Planning Advisory Group that there is no agreement at all. There has been various meetings and MDC have made a financial offer based on the amount occupied. There are a few issues relating to the broadband and electricity. There is another meeting arranged in the next few weeks.

Cllr Des Harris is the Market Ward Councillor for Mendip and is also on MDC's Planning Board. Cllr Harris believes that this is a good project in principle as it will satisfy the demand for office space in the town and liven the centre of the town. He informed PAG members and the public that he cannot say how he would vote and he is not allowed to pre-determine his decision. He has been in conversation with MDC as he isn't convinced that this is the right position for the boxworks. He has had two ideas of where it could relocate to due to the hosting building. One would be in front of the library where there are no parking spaces and there would be far less impact than next to the C&G. The other place would be Justice Lane opposite the Black Swan. He has also requested that MDC Planning Board do not discuss this at the next meeting in October but at a future meeting instead.

Cllr John Clark, Somerset County Councillor stated that he believes that in principle this is a good idea as Frome needs employment space but he doesn't agree with the area as it will undermine what the C&G offer the community. It is also in conflict with the development plan. It will also cause limited access to the river which could damage the river. He also supports Cllr Harris' comments. Cllr Clarke suggested that the space the other side of the C&G where there are carparking spaces at the top of the hill could be a better location for the boxworks to go.

Cllr Mel Usher believes that the planning application is unsatisfactory and the likelihood of MDC granting themselves planning permission is very likely. He asked that concerned residents address their comments to MDC Cllrs and go to the Planning Board meeting once it is confirmed. He would also like C&G, Civic Society, Canoe Club and FTC to get together and meet MDC. Cllr Usher said that the boxworks are on the wrong site at the wrong time.

Cllr Shane Collins, MDC Councillor stated, he has written to Natasha at MDC as he doesn't agree with the location and would like to know why they didn't look at the location opposite the Black Swan. He said the boxworks is an easy and cheap way to make money. The office space is needed but this is the wrong position for it. He mentioned that Cllr Harris is trying to create a meeting with interested parties.

Simon Williams from the Chamber of Commerce said he knows there is a demand for office space as this has been discussed at Business Breakfasts. The boxworks will bring economic wealth into the area and support more growth on space in the town. However he believes the location is wrong.

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	<p>It was mentioned that the boxworks idea has come as MDC need to make money due to funding cuts, it was said that residents need to remember that the reason they are trying to make money is so they can carry on providing our services.</p> <p>Many issues were raised from residents these included;</p> <ul style="list-style-type: none"> • Location • Report on why the location not on MDC website • Appearance • Toilet facilities • Containers looking out of place • Traffic and congestion • Only 4 cycle racks • No pavement on Bridge Street • Mention of C&G in application was thought to have been misleading as they though the C&G were supporting the application • Safety of cycle path • Child safety around the Canoe Club • Why can't they build on land they don't own? • Wouldn't bring jobs to Frome as Frome companies are going to use them. • Lack of public consultation <p>It was noted that Tracey Aarons, Natasha Durham and Cllr Tom Killen from MDC were all invited but none were able to attend.</p> <p>The following recommendation was proposed by Cllr Golinski and seconded by Cllr Ackroyd.</p> <p>Recommendation: OBJECT</p> <ol style="list-style-type: none"> 1. Lack of landscaping around development line with policy TCo3 of Frome Neighbourhood Plan. 2. Loss of amenity & recreational space to the Canoe Club and Cheese and Grain. 3. Creation of hidden area between proposed scheme and river bank. 4. Visual impact on area. 5. Impact on long vehicle access to Cheese & Grain & Canoe Club. 6. Impact on parking (request a capacity impact assessment). <p>The decision was unanimous.</p> <p>The full consultation response is attached at Appendix 1</p>	
2016/115p	<p>4 DATE OF NEXT MEETING</p> <p>The next meeting will be at 7pm on 5 October 2017 in the Council Chamber, Frome Town Hall, Christchurch Street West, Frome BA11 1EB</p> <p>The Chair closed the meeting at 9.00pm</p>	

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Appendix 1

2017/2307/RE3 - Siting of 20 shipping containers for the purposes of offices and reconfiguration of existing car park, Cheese & Grain Market Yard, Justice Lane, Frome

Dear Anna

The above application was considered by Frome town Council's Planning Advisory Group on 14 September 2017. The meeting was attended by 83 members of the public, who were invited to comment on the proposals. Having considered all the information submitted and the residents feedback, the Planning Advisory Group agreed the following recommendation.

Recommendation: OBJECT

7. Lack of landscaping around development line with policy TC03 of Frome Neighbourhood Plan.
8. Loss of amenity & recreational space to the Canoe Club and Cheese and Grain.
9. Creation of hidden area between proposed scheme and river bank.
10. Visual impact on area.
11. Impact on long vehicle access to Cheese & Grain & Canoe Club.
12. Impact on parking (request a capacity impact assessment).

Frome Town Council support the concept and Mendip District Council's investment in business in the town, but are unable to support the development in its current form and location, unless the following issues are addressed.

The siting and use of the containers could detract from the recreational and valuable use of the surrounding buildings and amenities. The Town Council would like to see agreements with both the Canoe Club and Cheese & Grain containing assurances that their operations are not negatively impacted by the development. The opportunity should be taken to produce an attractive and usable space on land owned by the applicant between the box works, the Cheese & Grain and the Canoe Club, especially through the removal of car parking on the east side of the Cheese & Grain. The route of Cycle path 24 that runs through the car park should also be clearly marked.

The plans do not adequately address the landscaping of the area surrounding the development in line with Policy TC3 of the Frome Neighbourhood Plan with the objective of making the main visitor car park more attractive in terms of tree planting and public realm improvements. The siting of the containers themselves represents a visual intrusion and more could be done to minimise their impact in terms of landscaping the remaining areas of the car park. As there is no landscaping scheme this detracts from the visual amenity of the river walk and the river itself. Concerns around observation of the area behind the development, particularly when the offices are closed are also not addressed.

The plans do not adequately show the vehicle track movements for large vehicles accessing both the Canoe Club and the Cheese & Grain, it appears that vehicles will have to reverse back out with no turning area. For larger gig vehicles and vehicles with trailers this is of concern, especially when both venues are holding an event.

There is a lack of evidence regarding the impact the development will have on the capacity of the car park. A capacity impact assessment should be carried out looking at the number of spaces lost and spaces used by the office workers. The application form shows a loss of 16 spaces, but this only accounts for the spaces lost to the footprint of the building and does not include the spaces removed in front of the Canoe Club or those

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removed to enable vehicles to access the Canoe Club and the Cheese & grain. The total number of spaces lost is 32.

Taking all the above issues into account, we ask you to think again about the other possible locations in the town; elsewhere on the Market Yard car park or on other MDC-owned land such as Merchants Barton car park. If these sites and others within the town have already been considered and discounted, then the findings should be published as part of the sequential test.

The Town Council and other stakeholders involved would welcome the opportunity to work with Mendip to help bring the project forward. It was proposed that a meeting be called by Mendip to include representatives from the Cheese and Grain, the Canoe Club, The Chamber of Commerce, the Civic society and FTC to discuss alternative siting or if Mendip is minded to recommend approval of the present scheme to assist in ameliorating the issues identified in this response."

A summary of the issues and the policies that should be considered from the Frome Town Design Statement and Frome Neighbourhood Plan is set out below.

Frome Neighbourhood plan 2008 -2028 relevant policies	
TC3 - IMPROVEMENT TO TOWN CENTRE CAR PARKS OBJECTIVE 3	To make the main visitor car parks more attractive in terms of tree planting, public realm improvements and the ability for drivers to pay on departure.
POLICY TC3 – THE CATTLE MARKET CAR PARK	Landscape and infrastructure improvements to the Cattle Market Car Park that improve this arrival point and enable this area to develop as a cultural destination will be supported.
POS1 – The River Corridor - Key Objectives	To ensure the green infrastructure associated with the Frome River Corridor is maintained and enhanced, for benefit of people and wildlife To improve access in a way compatible with protecting the river environment, that will enable residents to walk or cycle in relative peace and safety through the town
POLICY POS1 - THE RIVER CORRIDOR	Otherwise acceptable planning applications that are closely related to the River Corridor environment and approaches to it will be supported where they take advantage of opportunities to improve the River Corridor environment, including access, subject to suitable ecological assessment

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Frome Town design statement relevant policies Zone 3: River Frome Corridor –design guidelines
L2 River Frome corridor: Enhancement and utilisation of the River Frome corridor must be promoted as it is a major asset to the town. Enhancement for biodiversity will improve the appearance and attractiveness of the river, particularly the central section. Promotion of new pedestrian and cyclist links to the corridor should be encouraged to increase its profile and usage by both residents and visitors. Linkages between other green spaces and the River Frome corridor should also be promoted.
L3 Green spaces: Existing areas of public open space should be retained and managed appropriately. Adequate provision of green/open space should form part of new developments.
L4 Protection of trees: Consideration should be given to the assessment of the importance of all trees within Frome to assess which would warrant formal protection.
L14 Public realm: Public realm materials, street furniture and signage should be of a high quality, and respect the character of Frome
L15 Lighting: Street lighting furniture should be of a quality appropriate to the area it is located within. Lighting should be designed to minimise light spillage and to have the minimum brightness and period of illumination necessary for its location and purpose. Energy efficient lighting should be used where possible in preference to conventional external lighting.
L16 Signage: Unnecessary signs should be removed within the town and street furniture should be consistent and in keeping with an historic market town.
L17 Public art: The commissioning of a public art strategy for the town should be considered to provide a coordinated approach to the inclusion of public art in the town and to identify opportunities for local designers, artists, manufacturers and arts people to be involved in the process.
L18 Open space: An open space study should be commissioned to ensure the retention and appropriate use of the green assets within the town, along with the provision of new open spaces within future development sites.

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S4 Amenity spaces: The design of amenity spaces created should provide appropriate environments for people and activities

S5 Flexibility: The design should be flexible enough to adapt over time to changing needs without compromising the overall vision and strategy.

S10 Site assets: Site character, topography, vegetation, watercourses and built heritage should be valued, sustained or improved.

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Yours Sincerely



Jane Llewellyn
Planning & Development Manager

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435	2017/2140/FUL	43 Farley Close Frome BA11 2EX	Frome Berkley Down	Mr P Donso n	Conversion of part of an existing dwelling to an additional dwelling	James U'Dell	Full Application	14/09 /2017	Decision to be left to planning officer following consultation responses
436	2017/2149/HSE	Conigre House Cork Street Frome BA11 3AA	Frome Market	Mr Neil Hamon	Repair and refurbishment to existing annexe (regularising existing works) and erection of new single storey studio extension.	Lorna Elstob	Householder Application	14/09 /2017	Decision to be left to planning officer following consultation responses
437	2017/2150/LBC	Conigre House Cork Street Frome BA11 3AA	Frome Market	Mr Neil Hamon	Repair and refurbishment to existing annexe (regularising existing works) and erection of new single storey studio extension.	Lorna Elstob	Householder Application	14/09 /2017	Decision to be left to planning officer following consultation responses
438	2017/2160/HSE	Fiddington Berkley Road Frome BA11 2EE	Frome Berkley Down	Mr L Fairfiel d	Remove hedge and Erect Fence Facing Highway	Lorna Elstob	Householder Application	14/09 /2017	Decision to be left to planning officer following consultation responses
439	2017/2178/TCA	Catherine Hill House 3 Catherine Street Frome BA11 1DA	Frome Market	Mr Rycroft	T1 Laurel, cut back all lateral branches overhanging path to just inside the boundary line.	Bo Walsh	Works/Felling Trees in a CA	14/09 /2017	Decision to be left to tree officer following consultation responses
440	2017/2035/VRC	Saffron Berkley Road Frome BA11 2EE	Frome Berkley Down	Mr J Foley	Application for the variation of condition number 2 (drawing numbers) of planning permission 2014/1226/FUL to allow for changes to boundary treatments	Carlton Langford	Variation or Removal of Conditions	14/09 /2017	Decision to be left to planning officer following consultation responses
441	2017/2093/HSE	The Coach House Welshmill Lane Frome Somerset BA11 3AP	Frome Market	Ms Debbie Smith	Construct room over existing garage	Lorna Elstob	Householder Application	14/09 /2017	Decision to be left to planning officer following consultation responses
442	2017/2236/LBC	73 Selwood Road Frome BA11 3BP	Frome Market	Mr & Mrs John Rickab y	PROPOSED SINGLE STOREY EXTENSION TO EXISTING TERRACED DWELLING	Lorna Elstob	Listed Building Consent	14/09 /2017	Decision to be left to planning officer following consultation responses
443	2017/2193/HSE	7 Hodders Close Frome BA11 3AG	Frome Market	Mr & Mrs Thomp son	Construction of single storey rear, flat roof extension to form bedroom and bathroom	Lorna Elstob	Householder Application	14/09 /2017	Decision to be left to planning officer following consultation responses

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444	2017/1754/FUL	Unit 4A. Handlemaker Road Frome Somerset BA11 4RW	Frome Keyford	Maugh an	Change of use of existing empty office space to a dance and theatre school (within use Class D2).	Anna Clark	Full Application	14/09 /2017	It should be demonstrated that there is no demand for this unit within a B use in line with Policy BE1 for the Frome Neighbourhood Plan
445	2017/2395/TCA	119 Broadway Frome Somerset BA11 3HQ	Frome Oakfield	Mrs Westla ke	T1. Lime - fell. T2. Hornbeam - fell.	Bo Walsh	Works/Felling Trees in a CA	14/09 /2017	No reasons have been given for the removal of the trees
446	2017/2313/HSE	26 Trinity Walk Frome Somerset BA11 3DJ	Frome Market	Mr Pender ed	Single storey pitched roof side extension	Lorna Elstob	Householder Application	14/09 /2017	Decision to be left to planning officer following consultation responses
447	2017/2340/HSE	7 Chaffinch Avenue Frome BA11 2US	Frome College	Mr D Daniels	Proposed Two Storey Side Extension and Detached Garage	Lorna Elstob	Householder Application	14/09 /2017	Decision to be left to planning officer following consultation responses
448	2017/2398/TCA	30 Innox Hill Frome BA11 2LW	Frome Market	Mr Willia m de Bolla	Crown reduction of apple tree to 5m.	Bo Walsh	Works/Felling Trees in a CA	14/09 /2017	Decision to be left to planning officer following consultation responses
449	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.	James U'Dell	Full Application	14/09 /2017	Decision to be left to tree officer following consultation responses
450	2017/2161/HSE	71 Wyville Road Frome BA11 2BT	Frome Berkley Down	Mrs Lisa Appleg ate	Demolition of conservatory and erection of new rear extension	Lorna Elstob	Householder Application	14/09 /2017	Decision to be left to planning officer following consultation responses
451	2017/2177/FUL	Christ Church Christchurch Street West Frome BA11 1EH	Frome Park	The Parochi al Church Counci l C/o The The Parish Admini strator	Provision of Photo Voltaic panels on south nave roof, addition of 5no rainwater downpipes, hoppers and associated alterations, introduction of roof access ladders and replacement of PVC window panels with stainless steel weldmesh window guards.	Howard Warren	Full Application	14/09 /2017	Decision to be left to planning officer following consultation responses

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452	2017/1550/LBC	Fromefield Post Office 18 Fromefield Frome BA11 2HE	Frome College	Mr Colin Pow-Jones	Replace 1no window	Rob Palmer	Listed Building Consent	14/09 /2017	Decision to be left to planning officer following consultation responses
453	2017/2308/LBC	49 Castle Street Frome Somerset BA11 3BW	Frome Market	Mr And Mrs M Bruce	Proposed reforming and cladding of rear bay and replacement windows. Alterations to existing rear lean-to including change of roof covering and fenestration.	Rob Palmer	Listed Building Consent	14/09 /2017	Decision to be left to planning officer following consultation responses
454	2017/1814/FUL	Asda Supermarket Warminster Road Frome Somerset BA11 5LA	Frome Keyford	ASDA Stores Ltd.	The proposal is for a new home shopping canopy and 15 associated lockers in the car parking area of an existing superstore.	Anna Clark	Full Application	14/09 /2017	Decision to be left to planning officer following consultation responses
455	2017/2302/HSE	13 Marston Lane Frome BA11 4DF	Frome Park	Ms Turpie	New porch at front of house and extension to rear of property	Lorna Elstob	Householder Application	14/09 /2017	Decision to be left to planning officer following consultation responses
456	2017/2111/HSE	9 Summer Hill Frome Somerset BA11 1LT	Frome Keyford	Mr Timothy Doe	Erection of garage and garden-store room	Lorna Elstob	Householder Application	14/09 /2017	Decision to be left to planning officer following consultation responses
457	2017/2295/HSE	8 Mendip Drive Frome BA11 2HS	Frome College	Mr & Mrs Mawdsley	Retrospective: Single storey side extension and the Creation of 2 dormer windows in existing roof.	Lorna Elstob	Householder Application	14/09 /2017	Decision to be left to planning officer following consultation responses
458	2017/2246/HSE	55 Pedlars Grove Frome BA11 2SX	Frome College	Mr & Mrs Dick and Pat Dawes	Single storey side extension to accommodate bedroom and accessible bathroom, carers room, and exercise room.	Lorna Elstob	Householder Application	14/09 /2017	Decision to be left to planning officer following consultation responses
459	2017/2235/HSE	73 Selwood Road Frome BA11 3BP	Frome Market	Mr & Mrs John Rickaby	PROPOSED SINGLE STOREY EXTENSION TO EXISTING TERRACED DWELLING	Lorna Elstob	Householder Application	14/09 /2017	Decision to be left to planning officer following consultation responses
460	2017/2070/LBC	25 Naishs Street Frome BA11 3BU	Frome Market	Mr Tom Corns	Replace skylights windows with Conservation Rooflights, CR9 and CR10, from The Rooflight Company	Jayne Boldy	Listed Building Consent	14/09 /2017	Decision to be left to planning officer following consultation responses

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461	2017/2068/LBC	4 Naishs Street Frome BA11 3BU	Frome Market	Mr Tom Corns	Replace skylights windows with Conservation Rooflights, CR9 and CR10, from The Rooflight Company	Jayne Boldy	Listed Building Consent	14/09 /2017	Decision to be left to planning officer following consultation responses
462	2017/1324/LBC	60 Naish's Street Frome BA11 3BU	Frome Market	Mr Tom Corns	Replace rooflights with Conservation Rooflights, CR9 and CR10 from The Rooflight Company, and renewal of upvc rainwater goods with cast iron	Jayne Boldy	Listed Building Consent	14/09 /2017	Decision to be left to planning officer following consultation responses
463	2017/2074/LBC	42 Naishs Street Frome Somerset BA11 3BU	Frome Market	Mr Tom Corns	Replace skylights windows with Conservation Rooflights, CR9 and CR10, from The Rooflight Company	Jayne Boldy	Listed Building Consent	14/09 /2017	Decision to be left to planning officer following consultation responses
464	2017/2076/LBC	61 Naishs Street Frome BA11 3BU	Frome Market	Mr Tom Corns	Replace skylights windows with Conservation Rooflights, CR9 and CR10, from The Rooflight Company renewal of non compliant rainwater goods	Jayne Boldy	Listed Building Consent	14/09 /2017	Decision to be left to planning officer following consultation responses
465	2017/2266/LBC	41 Naishs Street Frome BA11 3BU	Frome Market	Mr Tom Corns	Replace skylights windows with Conservation Rooflights, CR9 and CR10, from The Rooflight Company.	Jayne Boldy	Listed Building Consent	14/09 /2017	Decision to be left to planning officer following consultation responses
466	2017/2307/RE3	Cheese And Grain Market Yard Justice Lane Frome BA11 1BE	Frome Market	Mendi p District Counci l	Siting of 20 shipping containers for the purposes of offices and reconfiguration of existing car park.	Anna Clark	Full Application Under Regulation 3	14/09 /2017	Response sent in separate letter

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