

Planning Minutes 15 - 03 - 2018

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

Date: Thursday 15th March 2018

Time: 7.00pm

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

Present:

Frome Town Councillors: Richard Ackroyd, Kate Bielby, Colin Cobb, Gary Collinson, Pippa Goldfinger, Tricia Golinski and Nick White

Mendip District Councillors: Adam Boyden

In attendance:

Members of the public: 41

Jane Llewellyn, Planning and Development Manager

Hannah Paniccia, Finance and Administration Apprentice

Minute Ref	Agenda Item	Action
2016/148P	1 QUESTIONS, COMMENTS AND INFORMATION FROM THE PUBLIC None	
2016/149P	2 DECLARATION OF MEMBERS' INTERESTS AND TO AGREE THE MINUTES OF THE PREVIOUS MEETING APOLOGIES FOR ABSENCE Cllr Ackroyd (late) Cllr Collinson (left early) DECLARATION OF MEMBERS INTERESTS ID 570 – All ID 578 – Cllr Golinski MINUTES The minutes of the Planning Advisory Group meeting held on 22 February 2018 were agreed and signed by the Chair.	
2016/150P	3 TO RECEIVE A PRE-APPLICATION PRESENTATION FROM COPPIN DOCKRAY ARCHITECTURE FOR KAYLOW, ROSEDALE WALK, FROME The presenter told us that the original house was built in the 1950s and is only 140 square meters due to the housing materials shortage after the war which were rationed. She also mentioned that the house is close to the boundary near Rosedale Walk and there are tree preservations to the rear of the site. After receiving the presentation Cllr Cobb said that there may be a problem with overlooking and that the perforated glass should be looked into as the effectiveness can be different between day and night. He also mentioned that there is access onto the roof top but no banister. The presenter confirmed that it isn't a roof garden and the access is just to maintain the area. Cllr Cobb suggested stating this in the planning application.	
2016/151P	4 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED – APPENDIX 1 ID 578 Cllr Goldfinger read a list of points relating to application ID 578 asking the residents of Packsaddle to confirm that these are correct. Cllr Goldfinger mentioned that Local Plan Part 2 has been submitted but is yet to be determined. She mentioned that the vehicle access comes from Innox Hill and another entrance is on Packsaddle but they don't link up. Somerset Highways will	

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	<p>decide whether the access is acceptable. The residents were also concerned that the access from Innox Hill is on blind bends.</p> <p>When Cllr Goldfinger asked about the bus service the residents said that it is a minibus, the bus service number in the application doesn't match the service number that is on the bus. They also mentioned that the bus times would not fit around jobs and that the bus doesn't go down to the bottom of packsaddle as it has nowhere to turn around.</p> <p>Ric Swan from the Civic Society mentioned that the landscape assessments do not include views from Orchardleigh Estate.</p> <p>Cllr Goldfinger read out MDC Cllr Harris's comments which included that as this is an outline application that MDC Planning Board will only consider the principle and not the detail. Cllr Harris also had concerns on access to the area and the environmental impact.</p> <p>The spokesperson for residents in the area said that facilities are a long way from the site. He also stated that Fromefield Post Office is now closed. He said that the field has a lot of charm and that all previous planning applications have been refused or withdrawn. He mentioned that there are three springs in the field two of which are constantly active. He believes that this application is trying to link the town with the country which doesn't fit.</p> <p>He said the area is close to the River Frome which is in flood zone 3 which is deemed high risk. The Planning Advisory Group were handed pictures of the area flooded. They are also worried about the bats and door mice which are seen frequently in the area.</p> <p>MDC Cllr Boyden said that he supports Cllr Harris and the residents' points. He mentioned that there have previously been consultation meetings. He said the good elements of the application are that they have live-work units and a shared courtyard however he believes that this is an over development, and this is not the right location. He said that there are problems with the traffic, access and walking to the site through Innox Hill is dangerous. He said that the site is not suitable and not sustainable. Cllr Boyden also mentioned that the Local Plan Part 2 has not been through consideration. He said that the application is premature and the applicant should withdraw the application.</p>	
2016/152P	<p>5 DATE OF NEXT MEETING The next meeting will be at 7pm on 5 April 2018 in the Council Chamber, Frome Town Hall, Christchurch Street West, Frome BA11 1EB</p>	

The Chair closed the meeting at 8.35pm

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ID	MDC Reference	Address	Ward	Applicant	Description	Planning Officer	Type	Consultation Response	Resolved FTC
566	2017/1917/ REM	Land To The East Of Southfield Farm Rodden Frome Somerset BA11 5LB	Frome Keyford	Mr Christopher Minors	Reserved Matters for Appearance, Landscaping, Layout and Scale (Comprising Phase 2) following outline permission 2013/1635. Amended plans received 18th Dec 2017.	James U'Dell	Reserved Matters Application	15/03/2018	No objection to - Phase 2 application reference 2017/1917/RM – changes to the properties fronting the principal street Phase 3 application reference 2017/1922/RM – changes to the flat block elevations
567	2018/0219/ LBC	Rook Lane Chapel Bath Street Frome BA11 1DN	Frome Market	Mr Giles Vallis	Fitment of secondary glazing units to the interior reveals of 11no. existing arched windows to the first floor of the chapel.	Jayne Boldy	Listed Building Consent	15/03/2018	Decision to be left to planning officer following consultation responses
568	2018/0401/ HSE	1 Locks Hill Frome Somerset BA11 1NA	Frome Keyford	Mr J Kerr	Single storey side extension.	Carlton Langford	Householder Application	15/03/2018	Decision to be left to planning officer following consultation responses
569	2018/0260/ HSE	2 Egford Lane Frome BA11 3HN	Frome Oakfield	Mr Marcus Squires	Removal of side extension and porch, and erection of front single storey extension.	Lorna Elstob	Householder Application	15/03/2018	Decision to be left to planning officer following consultation responses

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570	2018/0364/ FUL	Frome Town Hall Christchurch Street West Frome Somerset BA11 1EB	Frome Market	Jane Llewellyn	Proposed change of use to allow council chamber and meeting room 1 to be used for events such as weddings and installation of two air conditioning units.	Carlton Langford	Full Application	15/03/2018	No objection - Frome Town Council are the applicants
571	2018/0410/ TCA	23 Nunney Road Frome BA11 4LA	Frome Oakfield	Mrs Lake	Proposed works to a tree in a conservation area:- T1 - Acer Negundo: prune to provide up to 1m clearance below overhead cables. Balance shape with light pruning (up to .75m). Remove deadwood and breakages/old stubs where required. G1 - Group of Ornamental Cypress: Reduce to 1m below overhead cables and give an overall trim to tidy appearance. G2 - Mixed Trio of Cypress: Reduce to 4.5m to reduce excessive shading, trim overall to tidy the appearance.	Bo Walsh	Works/Felling Trees in a CA	15/03/2018	Decision to be left to Tree Officer following consultation responses

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572	2018/0246/ HSE	1 Victoria Road Frome Somerset BA11 1RR	Frome Keyford	Mr Matt Prall	Removal of existing window and single door to be replaced by double doors	Lorna Elstob	Householder Application	15/03/2018	Decision to be left to planning officer following consultation responses
573	2018/0502/ TCA	3 West End Frome BA11 3AD	Frome Market	Mrs Kate Nowlan	Proposed works to a tree in a conversation area:- T1 - Ash - Fell. T2 - Sycamore - 1-1.5m Crown Reduction and 10% thin.	Bo Walsh	Works/Felling Trees in a CA	15/03/2018	Decision to be left to Tree Officer following consultation responses
574	2018/0340/ HSE	14 Park Hill Drive Frome BA11 2LE	Frome Market	Mr & Mrs James Palmer	Proposed two storey side extension.	Lorna Elstob	Householder Application	15/03/2018	Decision to be left to planning officer following consultation responses
575	2018/0337/ HSE	5 Foxcote Gardens Frome BA11 2DS	Frome College	Mr & Mrs B and N Sandquest	Proposed rear single storey extension, conversion of garage to play room, and enlargement of driveway.	Lorna Elstob	Householder Application	15/03/2018	Decision to be left to planning officer following consultation responses
576	2018/0430/ TPO	5 Vallis Court Vallis Way Frome BA11 3AY	Frome Market	Mr Bignell	Proposed works to trees in a TPO area: Reduction of branches to two Sycamores (T1, T3) and removal of the lower small branches on two Ash trees (T4, T5). No proposed works to other Sycamore (T2)	Bo Walsh	Works/Felling of TPO Trees	15/03/2018	Decision to be left to Tree Officer following consultation responses

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577	2018/0550/ TCA	40 Christchurch Street East Frome BA11 1QD	Frome Market	Mr Hughes	Proposed works to a tree in a conservation area:- T- Walnut. Crown reduction by 1 metre back from crown extremity to live growth points. Remove previous pruning stubs, deadwood and crossing branches.	Bo Walsh	Works/Felling Trees in a CA	15/03/2018	Decision to be left to Tree Officer following consultation responses
578	2018/0256/ OTA	Land at Packsaddle Way Frome Somerset	Frome Market	Mr B Spencer	Outline application with all matters reserved save for access, for a residential scheme of 96 mixed tenure dwellings, market & affordable, custom market & affordable, co-housing and live work dwellings with work units.	James U'Dell	Outline - All Matters Reserved	15/03/2018	Response to follow