



FROME TOWN COUNCIL

making Frome a better place



Minutes of a meeting of Frome Town Council's Planning Sub Committee

Date: Thursday 11th July 2013
 Time: 6.00pm
 Venue: Town Council Offices, 5 Palmer Street, Frome, BA11 1DS

Present:

Councillors: Graham Burgess (Chairman), Damon Hooton & Helen Sprawson-White, Tricia Golinski, Carole Bullen

In attendance:

Jane Llewellyn, Planning & Development Officer
 Lyndsey Haines, Office Apprentice
 8 Members of the public
 1 Member of the press

Minute Ref	Agenda Item	Action
2013/060P	<p>1 PUBLIC PARTICIPATION</p> <p>Gerald Quartley asked if the Steiner School planned to use Mary Baily Playing Field for activities as he felt this was not fair on the community, and asked that FTC keeps a close eye on this situation.</p>	
2013/061P	<p>2 APOLOGIES FOR ABSENCE</p> <p>Apologies for absence were received from Cllr Goldfinger and Moore, also the Mayor for Young People, Cara Honey.</p> <p>DECLARATION OF MEMBERS INTERESTS</p> <p>Cllrs Hooton, Bullen and Sprawson-White made a declaration that their views on any items on this agenda as an FTC Cllr were not necessarily those as their role as a MDC Cllr. All Cllrs declared an interest in application 124 as FTC is the applicant.</p> <p>MINUTES</p> <p>The minutes of the Planning Sub Committee meeting held on 20th June 2013, were approved as a true record of the meeting and signed by the Chairman.</p>	
2013/062P	<p>3 FOR INFORMATION - MENDIP DC DECISIONS AND ENFORCEMENTS</p> <p>Members received for information a list of decisions and enforcements issued by Mendip District Council.</p>	
2013/063P	<p>4 AEE RENEWABLES PRESENTATION</p> <p>AEE Renewables representatives gave a short presentation about the plans for Little Sharpshaw Farm (application 2013/1149).</p>	
2013/064P	<p>Cllr Golinski entered at 6.29pm</p>	
2013/065P	<p>5 FOR DECISION – PLANNING APPLICATIONS</p> <p>Members considered the planning applications and made the consultation responses.</p> <p>The following applications were raised for discussion: ID – 118 (A member of the public spoke on behalf of the Badcox</p>	



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	<p>business about this application and their concerns)</p> <p>ID – 119 (Mr Taylor raised concerns about the lack of social housing in the plans for this site)</p> <p>ID – 120 (4 members of the public raised concerns about this application)</p> <p>ID – 122</p> <p>ID – 123</p> <p>ID – 124</p> <p>The remaining applications were not raised for discussion and it was recommended that the decision be left to the planning officer following consultation.</p> <p>The detailed responses are attached.</p>	
2013/066P	6 DATE OF NEXT MEETING Thursday 1 st August 2013 at 6.00pm, Town Council Offices, Palmer Street, Frome	

- The Chairman closed the meeting at 7.30pm



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117	2013/1063	10 New Buildings Lane, Frome, Somerset BA11 1PH	Keyford	Mr Ian Leak	First floor rear (west) extension	DEL	Lynsey Bradshaw	Householder	11/07/2013	Decision to be left to planning officer following consultation responses
118	2013/0614	Former Badcox Filling Station, Badcox, Frome, Somerset, BA11 3BG	Oakfield/Park	Cranmore Chase Ltd	Demolition of petrol filling station and associated buildings, erection of 1 no. retail unit and 1 no. hot food takeaway with associated car parking	DEL	Laura McKay	Full Planning Permission	11/07/2013	Recommend proposal should be refused on the grounds that it would have a detrimental effect on existing business by being unfair competition. It is against the spirit of the emerging Neighbourhood Plan which identifies this as an important gateway site. It would cause traffic issues and parking problems in an already difficult location at the junction. The design is low grade and not appropriate to its setting which is a Conservation Area.



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119	2013/1177	Bennetts Gardens, Frome, Somerset BA11 4JQ	Oakfield	Aster Homes	Demolition of existing building last used for extra care housing (Use Class C3) and erection of 20 no. dwellings (7 no. flats and 13 no. houses), together with associated hard/soft landscape works and drainage.	DEL	Oliver Marigold	Full Planning Permission	11/07/20 13	Recommend proposal should be refused on the grounds that the development does not meet the Housing Needs Register Requirements for Frome. Also, due to the number of trees that would be lost. FTC requests an area TPO be put on the site. FTC supports the use S106 monies for the open space and would like to be involved in any negotiations.
120	2013/1149	Little Sharpshaw Farm, Marston Bigot, Frome, BA11 5DD	Selwood	Mr Roland Billington	Construction of a 5.27 Mwp solar park with associated works including 2.0m high boundary deer fence, substation and 5 no. inverters	DEL	Laura McKay	Full Planning Permission	11/07/20 13	Recommend approval by majority
121	2013/1203	St. Catherines Marston Lane Frome Somerset BA11 4DS	Park	Mr Darren McAlpine	Application vary condition 2 (materials) on planning permission 2011/1296.	DEL	Carlton Langford	Variation Removal of Conditions	11/07/20 13	Decision to be left to planning officer following consultation responses



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122	2013/1244	Land adjacent Torr Works	Cranmore and Doulting and Nunney, Postlebury	Aggregate Industries UK Limited	Erection of four wind turbines with a maximum blade tip height of 80 metres, substation, associated crane pads, improved access junction onto the A361, four turbine transformer kiosks, connecting internal and upgraded access tracks, electricity connection to Torr Works Quarry, two temporary anemometer masts for a period of up to 12 months, temporary construction compound and other ancillary infrastructure	DEL	Laura McKay	Full Planning Permission	11/07/2013	Recommend approval by majority
123	2013/1233	Bennetts Gardens, Frome, Somerset BA11 4JQ	Oakfield	Aster Homes	Demolition of existing building last used for extra care housing (Use Class C3) and erection of 24 no. dwellings (7 flats & 24 dwellings)	DEL	Oliver Marigold	Full Planning Permission	11/07/2013	Recommend proposal should be refused on the grounds that the development does not meet the Housing Needs Register Requirements for Frome. Also, due to the number of trees that would be lost. FTC requests an



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124	2013/1266	Frome Town Council, 5 Palmer Street, Frome	Market	Frome Town Council	Alterations to entrance and change of use of second floor flat to B1(a) Office	DEL	Carlton Langford	Full Planning Permission	11/07/2013	area TPO be put on the site. FTC supports the use S106 monies for the open space and would like to be involved in any negotiations. FTC will not comment as this is an application for the Town Council Offices
125	2013/1332	Flats 1 & 2, 2 Bath Street, Frome	Market	Mr R Frere Smith	Internal alterations and upgrading fire safety precautions to the property	DEL	Lynsey Bradshaw	Listed Building Consent	11/07/2013	Decision to be left to planning officer following consultation responses

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