



FROME TOWN COUNCIL

making Frome a better place



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

Date: Thursday 13 February 2014
 Time: 6.00pm
 Venue: Town Council Offices, Palmer Street, Frome, BA11 1DS

Present:

Councillors: Graham Burgess (Chairman), Tricia Golinski, Dickon Moore, Pippa Goldfinger

In attendance:

12 Members of the public
 Cllr Richard Pinnock
 Jane Llewellyn, Planning and Development Officer

Minute Ref	Agenda Item	Action
2014/013P	<p>1 PUBLIC PARTICIPATION</p> <p>Gerald Quartley</p> <ul style="list-style-type: none"> • Asked that we press MDC Cllr Nigel Taylor for a response to his phone call regarding Dog Control orders. • Reported flyposting, particularly in the Butts Hill area. Posters are for an event being held at the Cheese & Grain. Advised the FTC would report this to MDC Enforcement <p>Margaret Merrill</p> <ul style="list-style-type: none"> • Reported that the A boards & freestanding flag outside of Subway are obstructing the pavement. Advised that this will be reported to County Highways 	JEL
2014/014P	<p>2 APOLOGIES FOR ABSENCE</p> <p>Apologies for absence were received from Cllrs Bullen, Hooton & Sprawson-White.</p> <p>DECLARATION OF MEMBERS INTERESTS</p> <p>Cllrs Burgess & Goldfinger expressed a person interest for Agenda item 5, Ref No: 11</p> <p>MINUTES</p> <p>The minutes of the Planning Sub Committee meeting held on 23 January 2014, were approved as a true record of the meeting and signed by the Chairman.</p>	
2014/015P	<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>	
2014/016P	<p>4 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:</p> <p>ID – 9 ID – 8</p>	



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	<p>ID – 10</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>	
2014/017P	<p>5 FOR DECISION – OUTSIDE SEATING AREA</p> <p>Members received notification from SCC that, Greggs Bakers have applied to place tables and chairs outside their premises in the westway. It was agreed that there was no objection to this proposal.</p>	
2014/018P	<p>6 DATE OF NEXT MEETING</p> <p>Thursday 6 March 2014 at 6.00pm, at the Town Council Offices, Palmer Street, Frome, BA11 1DS</p>	

- The Chairman closed the meeting at 7.15pm



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7	2013/2599/HSE	3 Portland Road Frome Somerset BA11 4JA	Oakfield	Mrs Jennie Fisher	Removal of existing garage and single storey extensions to the rear; new single storey extension to the side and rear of dwelling.	DEL	Conrad Rodzaj	Householder	13/02/2014	Decision to be left to planning officer following consultation responses
8	2013/1514	Fromefield Surgery, 8 Bath Road, Frome, Somerset BA11 2HD	College	Mr Don Morris	Demolition and clearance of existing (former GP surgery) building and erection of a small convenience supermarket (Use Classes Order Class A1) and the laying out of ancillary customer car parking and servicing areas	DEL	Laura McKay	Full Application	13/02/2014	Recommend proposal should be refused - We fully support the comments of the Civic Society and object to the external appearance of the development, this is a prominent site but also a gateway to Frome. The external appearance of the development, this is a prominent site but also a gateway to Frome. The projecting white render banding gives the building an unfortunate horizontal emphasis reinforced by the use of two different forms of cladding material. The result is an overly complex mix of elements and materials that break down the scale at the road junction where a larger scaled vertical element would be appropriate to signify the gateway to the town. The landscaped boundary should be reinforced with a wider margin of planting to screen the parked cars, as they will be very prominent, particularly in the approach coming from Bath along the Bath Road. The parking is cramped and would be



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										improved by pulling the building frontage back, with a consequent reduction in the size of the store. Given the prominence and importance of this site we believe the applicant should seek the advice of the Design Review Panel which is better qualified to advise on design issues than the LPA. In addition the access arrangement for delivery lorries will mean that, lorries would have to reverse into the site on the danger of which have been highlighted in the letter from Neil Brant
9	2013/2585 /OTS	49-51 Locks Hill Frome Somerset BA11 1ND	Keyford	Mendip Developments Ltd	Demolition of workshops, formation of new vehicular and pedestrian access and residential development of land to include provision of work space (outline application to determine access, all other matters reserved)	DEL	Laura McKay	Outline - Some Matters Reserved	13/02/2014	Recommend the proposal should be refused - We fully support the comments of the Civic Society, that the proposal is contrary to policy E3 of the Local Plan and, and DP20 of the submitted plan. In addition it is also contrary to Policy BE2 (of the emerging Neighbourhood Plan) - Protection of valuable employment land. I would be regrettable to lose the two valuable businesses that currently operate from this site. 12 residents who adjoin the site attended the meeting, all of who were opposed to the development.
10	2014/0120 /TCA	26 Weymouth Road Frome	Park	Mr Phil Shirley	Proposed felling of a Leylandi Cypress	DEL	Bo Walsh	Works/Felling Trees in a CA	13/02/2014	No objection - would like to a replacement tree in this occasion



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		Somerset BA11 1HH								
11	2013/2610 /LBC	45 Keyford Frome Somerset BA11 1LB	Keyford	Mr & Mrs Andrew & Caroline Walsh- Waring	Renovation of redundant coach house into a 2 bed residential unit. Remodelling of kitchen and master bedroom and ensuite in main house.	DEL	Carlton Langfor d	Listed Building Consent	13/02/2014	Decision to be left to planning officer following consultation responses
12	2013/2609 /FUL	45 Keyford Frome Somerset BA11 1LB	Keyford	Mr & Mrs Andrew & Caroline Walsh- Waring	Renovation of redundant coach house into a 2 bed residential unit. Remodelling of kitchen and master bedroom and ensuite in main house.	DEL	Carlton Langfor d	Full Applicatio n	13/02/2014	Decision to be left to planning officer following consultation responses
13	2014/0042 /HSE	2 Weymouth Road Frome Somerset BA11 1HG	Park	Dr S Frew	Rear and side single storey extension	DEL	Conrad Rodzaj	Househol der	13/02/2014	Decision to be left to planning officer following consultation responses
14	2013/2510 /HSE	6 South Parade Frome Somerset BA11 1EJ	Market	Mr Damian Knollys	Replacement of 2nd floor dormers with new frames. Various repair works to front elevation	DEL	Conrad Rodzaj	Househol der	13/02/2014	Decision to be left to planning officer following consultation responses
15	2013/2511 /LBC	6 South Parade Frome Somerset BA11 1EJ	Market	Mr Damian Knollys	Replacement of 2nd floor dormers with new frames. Various repair works to front elevation	DEL	Conrad Rodzaj	Listed Building Consent	13/02/2014	Decision to be left to planning officer following consultation responses



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