



FROME TOWN COUNCIL

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

Date: Thursday 20th June 2013
Time: 6.00pm
Venue: Town Council Offices, 5 Palmer Street, Frome, BA11 1DS

Present:

Councillors: Graham Burgess (Chairman), Pippa Goldfinger, Dickon Moore, Damon Hooton & Helen Sprawson-White, Tricia Golinski

In attendance:

Jane Llewellyn, Planning & Development Officer
Lyndsey Haines, Office Apprentice
4 Members of the public

Minute Ref	Agenda Item	Action
2013/054P	1 PUBLIC PARTICIPATION David Taylor, a member of the public raised his concerns about the figure of 22% of social housing in every new housing development not being met, and that 6% of all new houses should be 4 bedroom and above in line with the Somerset Homefinder housing register and wanted to know who at FTC is monitoring these developments. Gerald Quartely requested to speak on application 115 when it arose, and Richard Swann from the Civic Society wished to speak on application 116.	
2013/055P	2 ELECTION OF THE CHAIR AND DEPUTY CHAIR Cllr Burgess was elected as Chairman of the Committee by a unanimous vote. Cllr Moore was elected as Deputy Chairman of the Committee by a unanimous vote.	
	Cllr Goldfinger entered at 6.01pm	
2013/056P	3 APOLOGIES FOR ABSENCE Apologies for absence were received from Cllr Bullen. DECLARATION OF MEMBERS INTERESTS Cllr Hooton and Sprawson-White made a declaration that their views on any items on this agenda as an FTC member were not necessarily those as their role as a MDC Councillor. MINUTES The minutes of the Planning Sub Committee meeting held on 30 th May 2013, were approved as a true record of the meeting and signed by the Chairman.	
2013/056P	4 FOR INFORMATION - MENDIP DC DECISIONS AND ENFORCEMENTS Members received for information a list of decisions and enforcements issued by Mendip District Council.	
2013/057P	5 UPDATE ON S106 INVOLVEMENT Members received an update on S106 involvement by the Planning and Development Officer.	



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2013/058P	7 FOR DECISION – PLANNING APPLICATIONS Members considered the planning applications and made the consultation responses. The following applications were raised for discussion: ID – 104 ID – 113 ID – 115 ID – 116 The remaining applications were not raised for discussion and it was recommended that the decision be left to the planning officer following consultation. The detailed responses are attached.	
Cllrs Hooton and Sprawson White left at 6.50pm		
2013/059P	8 DATE OF NEXT MEETING Thursday 11 th July 2013 at 6.00pm, Town Council Offices, Palmer Street, Frome	

- The Chairman closed the meeting at 7.27pm



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104	2013/1107	The Crown Hotel, 6 Market Place, Frome, Somerset BA11 1AF	Market	Fat Face Ltd	1no. Timber Fascia Sign and 1no.Timber Projection Sign	DEL	Lynsey Bradshaw	Advertisement Consent	20/06/2013	Recommend proposal should be refused - The central fascia panel is too large and should be reduced, in line with no. 4.8 of MDC's Shopfront Design Guide. FTC also believes that the drawing is out of scale and the proportions are incorrect distorting the appearance of the existing and proposed elevations. FTC agrees with the Civic Society in that any new signage should be between ground and first floor windows or confined to the existing string course bearing the name Crown Hotel.
105	2013/1061	61 Rodden Road, Frome, Somerset, BA11 2AJ	Berkley Down	Mr K Diment	Rear (east) single storey extension to form sun room.	DEL	Lynsey Bradshaw	Householder	20/06/2013	Decision to be left to planning officer following consultation responses



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106	2013/0934	3 Trinity Street, Frome, Somerset, BA11 3DF	Market	Mr Tim Gibbs	General refurbishment of run-down and damaged property; main works: Reattach/repair/refurbish rainwater goods and roof tiles Replace rotted/unservicable oak window lintel Repair rear (garden) door Restore woodwork/glazing in break-in damaged external windows and doors Repair and paint external woodwork (windows and doors) Redecorate/replace internal doors and skirting/architrave Replace kitchen units Replace bathroom suite Redecorate internally	DEL	Lynsey Bradshaw	Listed Building Consent	20/06/2013	Decision to be left to planning officer following consultation responses
107	2013/1087	23 Stonewall Terrace, Frome, Somerset BA11 5AX	Keyford	Miss Sue Everett	Proposed front (west) porch	DEL	Lynsey Bradshaw	Full Planning Permission	20/06/2013	Decision to be left to planning officer following consultation responses
108	2013/1139	Elmfield House, 14 - 16 New Buildings Lane, Frome, Somerset BA11 1PH	Keyford	Mr Nigel Day	To create a garage sufficient for two cars across the rear of the existing courtyard.	DEL	Lynsey Bradshaw	Householder	20/06/2013	Decision to be left to planning officer following consultation responses



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109	2013/1057	12 Weston Walk Frome Somerset BA11 3NB	Oakfield	Mrs J di Castiglione-Dawkins	To install a Morso (Model No. SXLO-40) Wood Burning Stove plus flue into living room, through bedroom and roof.	DEL	Lynsey Bradshaw	Householder	20/06/2013	Decision to be left to planning officer following consultation responses
110	2013/1109	The Crown Hotel 6 Market Place Frome Somerset BA11 1AF	Market	Fat Face Ltd	COSMETIC WORKS INTERNALLY AND EXTERNALLY. PROPOSALS TO INCLUDE REMOVAL OF STUD WALL TO STAIR ON GROUND FLOOR	DEL	Lynsey Bradshaw	Listed Building Consent	20/06/2013	Decision to be left to planning officer following consultation responses
111	2013/0723	25 Christchurch Street West, Frome, Somerset, BA11 1EB	Market	Brown Knight and Truscott (Holdings) Ltd	Demolition of attached single storey buildings, conversion of listed building to two dwellings and erection of courtyard group of eight 3 bed dwellings off existing access, with extended perimeter rubblestone walling on west boundary to Memorial Theatre car park	DEL	Laura McKay	Full Planning Permission	20/06/2013	Decision to be left to planning officer following consultation responses
112	2013/0838	51 Tower View, Frome, Somerset BA11 5AP	Keyford	Mr Maciej Folaron	Additional floor to ground floor extension. Conversion into new dwelling with associated parking.	DEL	Carlton Langford	Full Planning Permission	20/06/2013	Decision to be left to planning officer following consultation responses



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113	2013/1218	Kingsway Centre King Street Frome BA11 1BT	Market	Mr Antony Pang	Proposed felling of a London Plane tree in a Conservation Area (replacement planting with a different less invasive species)	DEL	Bo Walsh	TREE - Conservation Area	20/06/2013	Recommend proposal should be refused - All members Object to the proposal, and support a TPO being put in place. Would like comments to be held until after the meeting held with Tree Officer Bo Walsh on 24/06/13
114	2013/1213	75 Windsor Crescent, Frome, Somerset BA11 2EA	Berkley Down	Mr & Mrs R.D & J.L Turvil	Detached double garage with gravel hard standing located to rear of property.	DEL	Lynsey Bradshaw	Householder	20/06/2013	Decision to be left to planning officer following consultation responses



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115	2012/2411	Health Centre and Former Victoria Hospital Park Road Frome Somerset BA11 1EZ	Park	Mr Guy Marson	Demolition of the existing health centre and partial demolition of the existing Victoria Hospital, change of use of remaining buildings from Class C2 (residential institution: hospital/health centre) to Class D1 (non-residential institution: school), erection of new buildings comprising a new hall and kitchens, new two storey workshop and classroom block, and two storey classroom extension to Victoria Hospital, and provision of associated vehicular access, parking/servicing and landscaping (as amended by drawings rec'd 17/01/13, revised transport assessment/travel plan rec'd 25/01/13 and further revised transport assessment/travel plan rec'd 03/06/13)	DEL	Matthew Williams	Full Planning Permission	20/06/2013	Recommend proposal should be refused (majority decision). FTC believes the issues raised in the last travel plan have not been addressed. FTC expects to see S106 monies used to implement safe routes to the site for children.
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116	2013/0925	Westway Shopping Centre, Cork Street, Frome, BA11 1BS	Market	Maybrook Properties Ltd	Reconfiguration and extension of the Westway Shopping Centre to create three new retail units and associated service yard alterations. Reconfiguration and regrading of Cork Street car park.	DEL	Laura McKay	Full Planning Permission	20/06/2013	Recommend proposal should be refused (majority decision). FTC supports the principle of development at the Westway. However, There is lack of detail in the drawings and there is no elevation from Waterloo as a street scene, or of the retaining wall of natural stone facing all the way. Considering potential development along the river corridor, FTC asks for a more sympathetic approach to the buildings on the river frontage, and requests a more muted colour on the steel building or a different type of material other than metal cladding.
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