

FROME TOWN COUNCIL

making Frome a better place

Minutes of an Extraordinary meeting of Frome Town Council

Wednesday 23 January 2014 at 9pm
Assembly Rooms, Christchurch Street West, Frome. BA11 1EB

Present:

Councillors: Dave Anderson; Eve Berry; Carole Bullen; Graham Burgess; Adrian Dobinson; Toby Eliot; Pippa Goldfinger; Tricia Golinski; Damon Hooton; Claire Hudson; Peter Macfadyen; Dickon Moore; Helen Starkie; Mel Usher; Nick White
Cara Honey (Mayor for Young People); Alex Shingler (Deputy Mayor for Young People)

In attendance:

Nick Jones (GL Hearn, for Frontier Estates), David Parkes (Community Juice), Roger Barnes, Bill Lowe (Pangmore Properties), Duncan Skene (Keep Frome Local), John Cheetham (Millennium Green Trust), Ric Swann (Civic Society), Neil Howlett, Caroline Wood (Frome Standard), Paul Wynne (Town Clerk), Peter Wheelhouse (Economic Development & Regeneration Manager), Jackie Wheeler (Responsible Finance Officer), Jane Llewellyn (Planning & Development Officer), Patrick Moss (Town Centre Regeneration Manager), Lyndsey Haines (Office Apprentice), Laura Poulton (Administration Officer)

Approx. 100 members of the public

Minute Ref	Agenda Item	Action
2014/16/FC	<p>2 b. DECLARATION OF INTERESTS This item was brought forward to item one.</p> <p>Cllrs Moore, Hooton and Hudson declared a personal and prejudicial interest in item 3 and left the meeting.</p> <p>A declaration was received from Cllrs Bullen and Dobinson who have seats on MDC that their view on any items on this agenda as an FTC member were not necessarily those as their role as an MDC Cllr.</p> <p>Cllr Dobinson left at 9.09pm</p>	
2014/17/FC	<p>1 QUESTIONS, COMMENTS AND INFORMATION FROM THE PUBLIC Cllr Boyden arrived at 9.15pm</p> <p>Nick Jones said he believed the survey distributed by FTC showed there was support for the development from Frontier Estates. He explained that the supermarket needed to be the size as proposed in order to bring trade back into the town centre. Nick also noted Frontier had responded to the feedback they had received and had amended the access routes by reducing traffic through Vicarage Street and adding a hotel within the development.</p>	

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David Parkes

David noted that the Carley Development Trust had been successful with their application to the Homes and Communities Agency in order to bring forward an alternative development at Saxonvale. He noted that the land owners, developers and Councils needed to work together to bring forward a workable development for Saxonvale.

Roger Barnes

Roger noted that any development at Saxonvale was going to create changes within Frome. He expressed his support for the supermarket as shopping needs are not currently met within the town centre.

Bill Lowe

Bill handed to Cllrs a map illustrating the land owned by Pangmore Properties. He noted that Frontier had proposed that the access from the development to the town centre would be via the Kingsway Centre. Bill explained that Pangmore Properties had not been consulted over these proposals and intended to protest against any rights of access across their land.

Duncan Skene

Duncan noted that Keep Frome Local were heartened to read that FTC were recommending to refuse the application from Frontier. KFL felt that Frontier were attempting to impose a development on Frome that could be found in any other town and did not retain Frome's individuality. Duncan noted they were excited to see the proposals from the Carley Development Trust in the near future.

John Cheetham

John explained his seven points why he was against the proposal from Frontier Estates.

1. The development would be on a dormant flood plain
2. The car parks would become a disaster
3. The walk along the river would be ruined
4. The access to the development would become intolerable
5. There is no cohesion with the rest of the town centre
6. Housing would be difficult to accommodate
7. It would be visually unattractive

Ric Swann

Ric congratulated FTC on a well written report and a well thought out meeting. He proposed to Cllrs and the public that the question needed to be asked what would be more damaging for Frome, a

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	<p>large car based development or a derelict site.</p> <p>Neil Howlett Neil explained the concept of linked trips where shoppers who come to use the supermarket would then go on to do other shopping in the town centre. He explained his research did not uncover much evidence that supports that the concept of linked trips which is what the hope of the proposed development would be.</p>	
<p>2014/18/FC</p>	<p>2 a. APOLOGIES None was received.</p> <p>ClIr Golinski chaired the meeting and opened it at 9.07pm.</p> <p>It was noted that the minutes from Frome Town Council meeting held on 8 January 2014 would be agreed at the next meeting on 19 March.</p>	
<p>2014/19/FC</p>	<p>3 FOR DECISION – DEVELOPMENT PROPOSAL FOR LAND AT GARSDALE: FRONTIER DEVELOPMENTS</p> <p>ClIrs appreciated the Saxonvale site needed to be developed. However most felt that the Frontier application was not good enough and did not reflect Frome’s individuality and character.</p> <p>ClIrs White and Berry urged ClIrs to not miss the opportunity to develop a site that has been derelict for years.</p> <p>ClIrs Eliot, Goldfinger and Macfadyen urged the community to come together to identify what type of development would be acceptable to the vast majority.</p> <p>ClIr Burgess noted the Planning Brief should be observed within the development and his particular concerns about access through the site and also the apparent lack of discussion with neighbouring land owners.</p> <p>The recommendation was permission be refused on the grounds that:</p> <ol style="list-style-type: none"> 1. The proposed scale of the supermarket would have a negative impact on the town centre economy 2. The application does not demonstrate a seamless connection with the existing town centre 3. The increased traffic that will be generated by the development is likely to lead to congestion around a number of junctions but 	

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this is not adequately addressed within the Transport Assessment

4. The lack of assurance that parking will be managed to the benefit of the town rather than simply for the benefit of the development will result in a detrimental impact on existing town centre businesses
5. The application has not been accompanied by a Travel Plan that will deliver integrated sustainable transport solutions
6. The proposal is contrary to the policies in the Planning Brief and the Draft Neighbourhood Plan
7. There is insufficient or misleading information in the submission for the Local Planning Authority to make a considered judgement

CLlr White requested a recorded vote. The votes were recorded as follows:

Councillor	For	Against	Abstain
D Anderson	✓		
E Berry		✓	
A Boyden	✓		
C Bullen			✓
G Burgess	✓		
T Eliot	✓		
P Goldfinger	✓		
T Golinski	✓		
P Macfadyen	✓		
H Starkie	✓		
N White		✓	
M Usher	✓		

Recommendations agreed by majority.

CLlr Burgess proposed to add to the following two recommendations:

8. The size of the service yard for the supermarket jeopardises the

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	<p>future viability of adjoining land allocated for housing.</p> <p>9. Access through the Kingsway centre and M&S car park needs to be included in the application.</p> <p>Seconded Cllr Goldfinger, agreed by majority.</p> <p>Cllr Boyden proposed the following recommendations:</p> <p>10. The proposal will adversely affect the Frome Conservation Area, and the character of the riverside corridors, due to the loss of protected trees and development of car parking, which reduces the size and quality of the proposed riverside park.</p> <p>11. The Council supports in principle the development of this largely derelict and brownfield site for mixed uses, as set out in the draft Neighbourhood Plan.</p> <p>12. The Council notes the responses submitted so far by members of the public and organised groups such as Keep Frome Local, Frome For All and Frome Civic Society, which reveal that the members of the public in Frome are 'split' on the merits of this planning application, with substantial arguments both for and against the proposals on a range of issues.</p> <p>13. The Council acknowledges that there are many aspects of the proposals that are worth supporting, including providing additional non-food retail stores, offices, restaurants and cafes, and a hotel, as well as open spaces and a riverside park.</p> <p>14. In addition, on behalf of the Mayor and Deputy Mayor for young people that specific provision of services for younger people in this, and any future applications.</p> <p>Seconded Cllr Usher, agreed by majority.</p>	
<p>2014/20/FC</p>	<p>12 DATE OF NEXT MEETING The next meeting will be at 7pm on Wednesday 19 March (venue to be confirmed)</p>	

The Chair closed the meeting at 10.15pm