



FROME TOWN COUNCIL

making Frome a better place



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

Date: Thursday 27 March 2014
 Time: 6.00pm
 Venue: Saxonvale Centre, Garsdale, Frome, BA11 1RZ

Present:

Councillors: Graham Burgess (Chair) Dickon Moore (Deputy Chair), Carole Bullen, Pippa Goldfinger, Tricia Golinski, Damon Hooton, Helen Sprawson-White

In attendance:

30+ Members of the public
 1 member of the press
 2 representatives from Newland Homes
 Cllr Peter Macfadyen
 Jane Llewellyn, Planning and Development Officer
 Lyndsey Haines, Finance and Administration Apprentice

Minute Ref	Agenda Item	Action
2014/027P	<p>1 PUBLIC PARTICIPATION</p> <p>Gerald Quartley asked about the traffic control at Wallbridge and whether it was a provision for a pavement or pedestrian crossing on the Station side of the road. Cllrs confirmed at the moment the works are just resurfacing. Mr Quartley also stated that he had been in touch with Mr Taylor who is in charge of dog patrols in Victoria Park, who has agreed to increase patrols. Mr Quartley said that FTC seems reluctant to do anything about dog control orders.</p> <p>Mr Quartley requested to the other members of the public at the meeting, that out of common courtesy, they give their name when addressing the Council.</p>	
2014/028P	<p>2 APOLOGIES FOR ABSENCE</p> <p>Apologies for absence were received from the Mayor for Young people Cara Honey</p> <p>DECLARATION OF MEMBERS INTERESTS</p> <p>Cllrs Bullen, Hooton 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.</p> <p>Cllrs Hooton and Sprawson-White declared a personal interest in application 2014/0174/FUL as they are both governors for Critchill School.</p> <p>All Cllrs declared an interest in application 2014/0416/TCA as the applicant is FTC.</p> <p>MINUTES</p> <p>The minutes of the Planning Sub Committee meeting held on 6 March 2014, were approved as a true record of the meeting and signed by the Chairman.</p>	
2014/029P	<p>3 Presentation from Newland Homes on the Police Station at</p>	



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Oakfield Road application

Over 30 residents from Oakfield Road came to discuss this application.

Tom Sheppard and Jeremy Drew from Newland Homes gave a brief presentation on the changes that had been made since the last time they presented to the Committee. They stated that Somerset and Avon Police Constabulary had selected Newland Homes to redevelop the site, and that there would still be an area of the site retained by the Police Station to act as a front desk for the service.

Tom Sheppard explained the differences in the application from the previous – the apartment blocks along Nunney Road have been repositioned, there has been a removal of the driveways along the front of Oakfield Road to allow current on-street parking to continue, there is affordable housing on two areas of the proposed plan, and Newland Homes are already in discussion with MDC about possible S106 agreements. Tom stated that although there were a few changes, the conceptual plan still follows what was previously shown in their consultation.

Pascal, a resident of Oakfield Road spoke on behalf of the residents.

The residents main points of objection were;

- Newland Homes are in it for the profit, not for the community and that is clear by the design
- 64 dwellings means lots of children when schools in the area are already full so it would be difficult for them to find a place
- The current police station car park is used by school staff, where would they park in the future?
- Traffic congestion is heavy at peak times of the day (school drop-off/pick-up times) with cars, coaches and the bus routes. Introducing more houses means more traffic to add to the current problems, and the proposed design makes no allowance for this
- The density of the proposed site is too high – houses should be removed from the plan to make way for another access road
- There would be light pollution into current houses from cars using the access road to the site after dark. Residents felt a horseshoe road would relieve the pressure from this
- There is no pedestrian access to the site, this will encourage new residents to use cars
- Residents asked for plots 1-8 to be pushed back to match plots 60-64 on the other side of the site. Also for row 1-8 to be shunted to the left to make way for an extra street into the development
- Plots 60-64 are too high – houses should be no higher than the houses already on Oakfield Road



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- In times of heavy rain, the drains in the area already struggle, introducing further development will only increase this issue
- The green space mentioned on the proposed plan is not enough for the children that would be living on the site
- There are foxes, badgers and bats living in the derelict buildings on the site, what do Newland Homes propose to do to rehome them?
- The design of the houses is ugly and is not good enough for a Conservation Area in Frome
- The design of housing is not sustainable and it is boring

Other residents had the following points:

- Mr Berry & Mr and Mrs Hamblin from 21 and 19 Linfield Road – some of the boundary fences are out of line and they wanted it confirmed by Newland Homes that they would not try to change the boundary line or to reclaim any land that has been the residents for many years. They also stated that the residents at no.15 Linfield Road need correspondence in person regarding this matter
- Tim Cutting – suggested a Community Housing/Co-Housing approach to the design of the site. He mentioned Frome’s emerging Neighbourhood Plan and questioned Newland Homes to how they were willing to contribute to add value to the community in line with this. Mr Cutting also mentioned the need for traffic and pedestrian management, and suggested NH engaged with the community to see how they could manage this
- Nick Reynolds – did not like the design of the houses, or the proposed height of the houses
- Julie Miller – noted that all the affordable housing on the site would be at the back of her property which she was not happy about
- Lindsey Dale – mentioned that cars park on both sides of the road currently and introducing more cars will cause a big traffic problem. She suggested that the properties be bigger but less of them
- Kay Parker – stated that plots 1-8 were very close to the pavement and could they be pushed back.
- Veronica Roberts – plot 64 still has a driveway that goes onto Oakfield Road which will still restrict parking. She had the concern of visibility for cars pulling out of driveways onto the road. She also mentioned that the access road is very narrow. Suggestion that the homes should be more economical like the houses recently show in Frome’s Open Homes display
- Rob Glass – stated there is a level difference in the land



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	<p>between the site and his residence which puts the proposed houses a lot higher than the current houses</p> <p>Councillors discussed the application and agreed by majority to recommend refusal to MDC. 4 Cllrs in favour, 3 abstained.</p>	
2014/030P	Cllr Goldfinger entered at 6.15pm	
2014/031P	4 FOR INFORMATION - MENDIP DC DECISIONS AND ENFORCEMENTS Members received for information a list of decisions and enforcements issued by Mendip District Council.	
2014/032P	5 FOR DECISION – PLANNING APPLICATIONS Members considered the planning applications and made the consultation responses. The following applications were raised for discussion: ID – 25 ID – 26 ID – 38 ID – 39 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.	
2014/033P	Cllr Burgess left the room at 7.30pm, and handed the meeting over to Deputy Chairman Cllr Moore to conduct the remainder of the meeting. Cllr Sprawson-White left the room at 7.40pm and re-entered at 7:48pm	
2014/034P	6 DATE OF NEXT MEETING Thursday 17 April 2014 at 6.00pm, at the Saxonvale Centre, Garsdale, Frome, BA11 1RZ	

- The Deputy Chairman closed the meeting at 8pm



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2014/0088 /HSE	152 The Butts Frome Somerset BA11 4AG	Park	Mr Jeremy Arndell	Creation of new access, parking, boundary wall and porch to the front of the property, replace rear single storey extension with a conservatory, install roof light to main rear roof slope and alterations to fenestration on rear elevation	DEL	Kevin Riley	Householder	27/03/2014	Decision to be left to planning officer following consultation responses
2014/0247 /FUL	64 The Butts Frome Somerset BA11 4AA	Park	Mr John Ritney	Erection of single 4 bedroom townhouse with access drive, in place of dwelling approved under application ref: 2013/0288	DEL	Carlton Langford	Full Application	27/03/2014	Decision to be left to planning officer following consultation responses
2014/0286 /LBC	40 Keyford Frome Somerset BA11 1LA	Keyford	Mr And Mrs R Royds	Internal alterations at first floor level including the re-siting of staircase.	DEL	Carlton Langford	Listed Building Consent	27/03/2014	Decision to be left to planning officer following consultation responses



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2014/0222 /ADV	A T S Ltd Manor Road Frome Somerset BA11 4BG	Keyford		The installation of 2 no. non illuminated building signs, 1 no. part illuminated building signs, 2 no. non-illuminated entrance signs and 1 no. part illuminated totem sign	DEL	Carlton Langford	Application to Display Adverts	27/03/2014	Decision to be left to planning officer following consultation responses
2014/0300 /HSE	Lysander Caxton Road Frome Somerset BA11 1NE	Keyford	Mr And Mrs J Beauchamp	Proposed single storey rear extension	DEL	Conrad Rodzaj	Householder	27/03/2014	Decision to be left to planning officer following consultation responses
2014/0290 /LBC	7 Keyford Terrace Frome Somerset BA11 1JL	Keyford	Mr Stephen Scammell	Demolition of existing conservatory. Construction of single storey extension with associated internal and external alterations	DEL	Conrad Rodzaj	Listed Building Consent	27/03/2014	Decision to be left to planning officer following consultation responses
2014/0324 /LBC	5A Willow Vale Frome Somerset BA11 1BG	Market	Mr D Entwisle	Internal alterations to form new enlarged bathroom at first floor level.	DEL	Lynsey Bradshaw	Listed Building Consent	27/03/2014	Decision to be left to planning officer following consultation responses
2014/0285 /HSE	7 Keyford Terrace Frome Somerset BA11 1JL	Keyford	Mr Stephen Scammell	Demolition of existing conservatory. Construction of new single storey extension with associated internal alterations	DEL	Conrad Rodzaj	Householder	27/03/2014	Decision to be left to planning officer following consultation responses



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2014/0366 /TCA	5 Lansdown Place Frome Somerset BA11 3HP	Oakfield	Mr Tompson	Proposed felling of a Silver Birch tree and replacement planting	DEL	Bo Walsh	Works/Felling Trees in a CA	27/03/2014	Decision to be left to planning officer following consultation responses
2014/0336 /HSE	3 Selwood Crescent Frome Somerset BA11 2HX	College	Mrs Wear	Proposed single storey extension	DEL	Conrad Rodzaj	Householder	27/03/2014	Decision to be left to planning officer following consultation responses
2013/2565 /HSE	Pebbles 63 Whitewell Road Frome Somerset BA11 4EJ	Park	Mr Martin Champion	Proposed side extension.	DEL	Conrad Rodzaj	Householder	27/03/2014	Decision to be left to planning officer following consultation responses
2014/0416 /TCA	Victoria Park Weymouth Road Frome Somerset BA11 1HR	Park	Mr Simon Woollen	Proposed felling of a Thuja and replacement planting	DEL	Bo Walsh	Works/Felling Trees in a CA	27/03/2014	No Comment as FTC is the applicant
2014/0405 /APP	Frome Medical Practice, Health Centre Park Road Frome Somerset BA11 1EZ	Park	Mr Guy Marson	Approval of details reserved by conditions 4 (tree protection), 6 (materials), 13 (demolition details) and 18 (protected species) of planning permission 2012/2411	DEL	Oliver Marigold	Approval of Details - Cond	27/03/2014	Decision to be left to planning officer following consultation responses



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2014/0174 /FUL	Avon & Somerset Constabulary, Frome Police Station Oakfield Road Frome Somerset BA11 4JG	Oakfield	Tom Sheppard	Proposed Development of 64 Homes, Garaging, Parking and Associated Works	DEL	Amy Winch	Full Application	27/03/2014	<p>Recommend that the application should be refused for the following reasons:- The density of the proposed housing is too high and will have a significant detrimental traffic impact on the exiting road network causing congestion surrounding the site. The design of the proposal is not a high enough standard and does not reflect the character of the area and is unimaginative. Should the application be approved S106 contributions should be sought for the following:-</p> <ul style="list-style-type: none">• Public Open Space• Affordable Housing• Provision of additional and enhancement of existing play equipment at Egford Lane Playing Fields• Education• Provision of school crossings and safe routes to school for pedestrians & Cyclists in the immediate and surrounding area
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