



FROME TOWN COUNCIL

making Frome a better place



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

Date: Thursday 3 October 2013
Time: 6.00pm
Venue: Saxonvale Centre, Garsdale, Frome, BA11 1RZ

Present:

Councillors: Dickon Moore (Deputy Chair), Tricia Golinski, Carole Bullen, Damon Hooton

In attendance:

4 Members of the public
Jane Llewellyn, Planning & Development Officer

Minute Ref	Agenda Item	Action
2013/084P	<p>1 PUBLIC PARTICIPATION</p> <p>Margaret Merrill expressed her discontent that the Town Clerk had still not arranged a meeting with her and still believed that she should not have been advised to contact the owners. The Town Council should be responsible; it is a poor excuse to not pick up the phone. Mrs Merrill also reported a pot hole at Rodden Road under the Railway Bridge, if a vehicle is on the other side of the road you cannot pass.</p> <p>Andrew Earle commented that the public are fed up with waiting to hear a comment regarding Saxonvale from the Town Council.</p>	
2013/085P	<p>2 APOLOGIES FOR ABSENCE</p> <p>Apologies for absence were received from Cllr Sprawson-White, Burgess, Goldfinger, and Deputy Youth Mayor Alex Shingler.</p> <p>DECLARATION OF MEMBERS INTERESTS</p> <p>Cllrs Bullen, and Hooton 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 no. 169 as FTC is the applicant.</p> <p>MINUTES</p> <p>The minutes of the Planning Sub Committee meeting held on 12 September 2013, were approved as a true record of the meeting and signed by the Chairman.</p>	
2013/086P	<p>Cllr Hooton advised the committee that Consultation response no.3 on the response sheet should be removed as a response as it should be "no objection" – Jane Llewellyn to contact Mendip to ask that option 3 be removed from the Consultation Letter.</p>	
2013/087P	<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>	
2013/088P	<p>4 FOR DECISION – PLANNING APPLICATIONS</p> <p>Members considered the planning applications and made the consultation responses.</p>	



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	<p>The following applications were raised for discussion:</p> <p>ID – 166 ID – 167 ID – 168 ID – 169 ID – 170 ID – 172 ID – 173</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>	
2013/089P	6 DATE OF NEXT MEETING Thursday 24 October 2013 at 6.00pm, Saxonvale Centre, Garsdale, Frome, BA11 1RZ	

- The Deputy Chair closed the meeting at 6.30pm



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162	2013/0510	80 Selwood Road, Frome, Somerset, BA11 3BP	Market	Mrs Kerry Ann Sant	The Proposed development plans include the demolition of existing external buildings comprising of a dilapidated conservatory (circa 1980), and toilet bathroom (circa 1990), and to develop a new kitchen / diner / shower room. The application includes a detached timber framed summer house and surrounding boundary fence approx. 28m from listed structure. (Amended description and plans received 3rd September 2013).	DEL	Lynsey Bradshaw	Householder	03/10/2013	Decision to be left to planning officer following consultation responses
163	2013/1787	Holmwood Welshmill Road Frome Somerset BA11 2LA	Market	Mr Chris Green	Proposed felling of one tree and pruning of one tree in a Conservation Area	DEL	Bo Walsh	TREE - Conservation Area	03/10/2013	Decision to be left to planning officer following consultation responses
164	2013/1757	26 Delmore Road, Frome, Somerset BA11 4EG	Park	Mr Burgess	Demolition of existing single storey side extension and replacement two storey extension to the side and rear and porch to the front	DEL	Kevin Riley	Householder	03/10/2013	Decision to be left to planning officer following consultation responses



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165	2013/1865	3 Stevens Lane, Frome, Somerset BA11 4AY	Keyford	Miss V Buchanan	New porch to front elevation and altered pedestrian access	DEL	Kevin Riley	Householder	03/10/2013	Decision to be left to planning officer following consultation responses
166	2012/2830	Workshop east of Lower Keyford, Grove Lane, Frome, BA11 4AT		Mr A Brunt	Demolition of redundant workshop and erection of 6 dwellings with associated access (outline application with access, layout and scale for consideration, appearance and landscaping reserved for future consideration) (amended plans received 10/09/13)	DEL	Laura McKay	Outline Planning Permission	03/10/2013	Recommend proposal should be refused - The amended plans do not overcome the original objection for the loss of valuable employment land. FTC supports the comments of the civic society: The site is on the fringe of the Marston Trading Estate. Change of use to residential and loss of employment is unacceptable against emerging planning policy DP20. The amount of information provided is still inadequate, preventing a proper assessment of the proposed massing and location. The arrangement of the houses shows continuous forecourt parking, creating an unpleasant environment. No on plot vehicle turning is allowed for, so vehicles would have to reverse across the road, an

Keyford



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inadequate and unsafe practice for residents, pedestrians and road users. The proposal is overdevelopment, creating houses of inadequate width. The space standards used are appalling and will create future slums. The site is cramped with inadequate amenity space for future residents.

167	2013/1666	Ground and Lower Ground Floor, 2a Church Street, Frome BA11 1PW	Market	Ready Steady Go	Change of use from A1 (shops) to D1 (nonresidential for institution) - Before & After School Care facility on the Ground and Lower Ground floor only, and associated internal and external alterations, in association with application 2013/1859	DEL	Lynsey Bradshaw	Full Planning Permission	03/10/2013	No Objection
168	2013/1859	Ground & Lower Ground Floor, 2A Church Street, Frome	Market	Ready Steady Go	Internal and external alterations, in association with application 2013/1666 - for change of use from A1 (shops) to D1 (nonresidential for institution)	DEL	Lynsey Bradshaw	Listed Building Consent	03/10/2013	No Objection



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169	2013/1900	Land adjacent to Welshmill Dental Practice The Nursery Welshmill Road Frome BA11 2LA	Market	Mr Simon Woollen	Proposed felling of a Sycamore tree (and replacement planting) and works to trees in a Conservation Area	DEL	Bo Walsh	TREE - Conservation Area	03/10/2013	No comment as the Town Council is the applicant
170	2013/1844	3 Leversedge Road, Frome, Somerset, BA11 2JD	College	Mr & Mrs Desborough	Proposed felling of a Cypress tree subject to TPO M1099	DEL	Bo Walsh	TREE - TPO felling	03/10/2013	No Objection - would have like to have seen an aboricultural report
171	2013/1803	Tree is on the public open space / on land between Mendip Drive and Grange Road, Frome - east of 2 Tankeys Close and west of 12 Grange Road	College	Mrs Cheryl Norton	Proposed pruning of a Beech Tree Subject to Tree Preservation Order M1270 - Beech tree. Prune to clear adjacent buildings and structures by 2m minimum; insert cable brace and reduce end weight (10%) on heavy lateral branch; remove smaller of two rubbing limbs to the East (over garage); sever ivy.	DEL	Bo Walsh	TREE - TPO Works	03/10/2013	Decision to be left to planning officer following consultation responses



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172	2013/1873	Frome Youth Centre, Vallis Road, Frome, Somerset, BA11 3EF	Market	Mr Mike Newell	Proposed felling of a conifer tree in a Conservation Area	DEL	Bo Walsh	TREE - Conservation Area	03/10/2013	No Objection - would have like to have seen an aboricultural report
173	2013/1742	36 Keyford, Frome, Somerset BA11 1JS	Keyford	Mr Mark Russell	Erection of closeboard timber fence to front (behind stone wall)	DEL	Conrad Rodzaj	Full Planning Permission	03/10/2013	Recommend proposal should be refused. FTC supports and agrees with the Civic Society's comments: This is very much the focal point of Keyford, the suburban close boarded fence will be unpleasant for pedestrians and out of keeping with the conservation area at this important junction. We suggest a more sympathetic screening with privet or similar hedging plants.
174	2013/1911	46 Berkley Road, Frome, Somerset BA11 2EH	Berkley Down	Mr & Mrs Stephen King	Demolition of single storey lean-to. Construction of new single storey extension to form kitchen and bedroom accommodation, including window to existing loft space	DEL	Conrad Rodzaj	Householder	03/10/2013	Decision to be left to planning officer following consultation responses



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