



# FROME TOWN COUNCIL

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

Date: Thursday 6 March 2014  
 Time: 6.00pm  
 Venue: Town Council Offices, Palmer Street, Frome, BA11 1DS

**Present:**

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

**In attendance:**

30+ Members of the public  
 Cara Honey, Mayor for Young People  
 Jane Llewellyn, Planning and Development Officer  
 Lyndsey Haines, Finance and Administration Apprentice

Minute Ref	Agenda Item	Action
2014/019P	<p><b>1 PUBLIC PARTICIPATION</b></p> <ul style="list-style-type: none"> <li>Members of the public commented on the small space of the Town Council Offices for the meeting. There was ambiguity between the public regarding whether they needed to tell of their attendance prior to the meeting.</li> <li>Gerald Quartley asked for an update on Dog Control Orders – Jane Llewellyn informed Mr Quartley that a consultation is ongoing and when it is finished we would be able to update further. Mr Quartley also asked Cllrs if they were moving away from their aims of being the first point of contact for reporting blocked drains, overgrown hedges etc. Cllr Moore responded that FTC are still the first point of contact and is passing on any complaints to the relevant authority.</li> </ul>	
2014/020P	<p><b>2 APOLOGIES FOR ABSENCE</b></p> <p>Apologies for absence were received from Cllr Burgess and Deputy Mayor for Young People, Alex Shingler.</p> <p><b>DECLARATION OF MEMBERS INTERESTS</b></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>Cllr Sprawson-White declared an interest on application 2014/0188/FUL. Cllr Golinski declared a personal interest on application 2013/2608/OTS.</p> <p><b>MINUTES</b></p> <p>The minutes of the Planning Sub Committee meeting held on 13 February 2014, were approved as a true record of the meeting and signed by the Chairman.</p>	
2014/021P	<b>Cllr Golinski entered at 6.05pm</b>	
2014/022P	<p><b>3 FOR INFORMATION - MENDIP DC DECISIONS AND ENFORCEMENTS</b></p> <p>Members received for information a list of decisions and</p>	



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	enforcements issued by Mendip District Council.	
2014/023P	<b>Clr Hooton gave Cllrs an update on the outcome decided at MDC Planning Board Meeting regarding the Southfield Farm application.</b>	
2014/024P	<b>4 FOR DECISION – PLANNING APPLICATIONS</b> Members considered the planning applications and made the consultation responses.  The following applications were raised for discussion: ID – 16 ID – 21 ID – 22  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.	
2014/025P	<b>Clr Sprawson-White left the room at 6:15pm and re-entered at 6:19pm</b>	
2014/026P	<b>6 DATE OF NEXT MEETING</b> Thursday 27 March 2014 at 6.00pm, at the Town Council Offices, Palmer Street, Frome, BA11 1DS	

- The Deputy Chairman closed the meeting at 7.15pm



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16	2014/0041/TPO	Between 9 Iron Gates And Marks And Spencer The Kingsway Centre Frome Somerset BA11 1BT	Market	Pangmore	London Plane Tree - removal Site plan reference number 1614.01	DEL	Bo Walsh	Works/Felling of TPO Trees	06/03/2014	Recommend proposal should be refused - FTC believes the report is inconclusive and would like more observation over a period of a year to assess the extent of the damage being caused and in this time, have mitigation procedures in place. The tree is a great asset to the Town and given its status and beauty as the last significant tree in the Town centre is important to the people of Frome - 2600 residents signed a petition to save the tree. If the tree is felled there would be a major flooding risk to the Kingsway precinct. The information provided is inadequate and if the application is approved, there should be a replanting strategy in place. FTC also supports the comments of the Civic Society - The tree is the last in this part of the town centre and felling it would
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have a significant negative visual impact. If this were part of a much wider scheme to improve the landscaping of the area of Irongates and Kingsway, including some suitable trees, then the impact of the loss could be outweighed. Justification for felling the tree has not been fully substantiated, the option of forming a root barrier should be further explored and carefully considered, issues about services and economics appear insubstantial in relation to the loss of the tree.

17	2014/0094/TPO	42 Broadway Frome Somerset BA11 3HA	Oakfield	Mr Nicholas Windell	Proposed pruning of a Willow tree subject to tree Preservation Order M1162	DEL	Bo Walsh	Works/Felling of TPO Trees	06/03/2014	Decision to be left to planning officer following consultation responses
18	2014/0127/TPO	Birch House Egford Lane Frome Somerset BA11 3HN	Oakfield	Mrs Humphreys	Proposed pruning of an Oak tree subject to tree preservation order M384 -Crown lift to 4 metres	DEL	Bo Walsh	Works/Felling of TPO Trees	06/03/2014	Decision to be left to planning officer following consultation responses



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19	2014/0188/FUL	Barnes Coachworks Ltd Manor Road Frome Somerset BA11 4BN	Keyford	Mr Ray Barnes	Demolition of part of existing workshop and erect a new larger workshop extension	DEL	Carlton Langford	Full Application	06/03/2014	Decision to be left to planning officer following consultation responses
20	2014/0128/FUL	3 Church Street Frome Somerset BA11 1PW	Market	Mrs Becky Lovell - Newman	Change of use of one room within premises from A2 Office to D1 Acupuncture Clinic.	DEL	Carlton Langford	Full Application	06/03/2014	Decision to be left to planning officer following consultation responses
21	2013/2608/OTS	Land at Packsaddle Way, Frome	Market	Country Barns And Homes Limited	Residential development of the site (outline application with all matters reserved) [amended description]	DEL	Oliver Marigold	Outline - Some Matters Reserved	06/03/2014	Recommend proposal should be refused - FTC would like to see an ecology report, a flood report and a heritage asset report (for the strip farming). There is a lack of schooling in the proximity of the development which would require vehicular transport to schools in the town that are already heavily oversubscribed. There is no green or social space mentioned in the plan and the development is too far from any local amenities. The development would also



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result in a great loss of green fields and wildlife habitat. The topography of the site is not suitable for housing. The development is within the sewage 'bufferzone' for the properties in the area are already suffering from serious sewerage issues. There is no affordable housing mentioned for the development and as the development is outside in the plan and the proposed is outside the development boundary for Frome, it should only be approved as an exception site for affordable housing. Or at least the requirement for 30% of affordable housing in any development. Due to the lack of a travel plan and access information, FTC cannot make a fully informed decision on the impact the development will have on highway issues and there has been no audit of pedestrian routes



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from the site into the town centre. FTC urges MDC to give weight to the emerging Local Plan and to Frome's Neighbourhood Plan policies for the area. In line with the recent 'Well's Appeal Decision APP/Q3305/A/13/2209454' which gives weight as precedent, this site is also unsustainable. If this application is approved, FTC would like to see S106 contributions put in place for public open space, play equipment, education, or a cycle/footpath and mitigation against the adverse impacts on the existing surrounding properties.



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22	2014/0097/FUL	Footpath From Welshmill Lane Frome Somerset	Market	Friends of The River Frome	Formalise and improve the existing footpath to the west bank of the River Frome between Welshmill Lane and Henley Way including a raised timber ramped and stepped access at southern end (Henley Way)	DEL	Laura McKay	Full Application	06/03/2014	Recommend approval - FTC fully supports the application
23	2014/0244/FUL	34 Rodden Road Frome Somerset BA11 2AE	Berkley Down	McColls Retail Group	Installation of a security shutter to shop front.	DEL	Carlton Langford	Full Application	06/03/2014	Decision to be left to planning officer following consultation responses
24	2014/0155/HSE	40A Portway Frome Somerset BA11 1QS	Keyford	Mr And Mrs D Daniels	Demolition of existing timber shed/workshop/store, removal of one conifer tree and construction of new workshop/store with carport.	DEL	Kevin Riley	Householder	06/03/2014	Decision to be left to planning officer following consultation responses





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