



FROME TOWN COUNCIL

making Frome a better place



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

Date: Tuesday 7 January 2014
 Time: 6.00pm
 Venue: Saxonvale Centre, Garsdale, Frome, BA11 1RZ

Present:

Councillors: Graham Burgess (Chairman), Dickon Moore (Deputy Chair), Pippa Goldfinger, Helen Sprawson-White

In attendance:

8 Members of the public
 1 Member of the press
 Jane Llewellyn, Planning and Development Officer
 Lyndsey Haines, Office Apprentice

Minute Ref	Agenda Item	Action
2014/001P	<p>1 PUBLIC PARTICIPATION</p> <p>David Taylor asked for an update on the status of the money transferred in the selling of the new Steiner School site. Jane Llewellyn responded that the matter was still in the hands of solicitors. Mr Taylor also asked Cllrs about S106 monies and whether MDC got a cut where the monies are meant for reimbursement to the Town. Jane Llewellyn stated that this was dependant on the S106 agreement, all of which can be viewed by the public at MDC Offices. Mr Taylor stated that he did not believe all the monies were accounted for. Cllr Goldfinger responded that MDC now have a S106 Officer in place to keep track of all agreements. Mr Taylor asked that Cllrs make MDC aware that due to bedroom tax prices, residents of Aster Communities Homes are being forced out of their houses.</p> <p>Jean Lowe asked the Planning & Development Officer if a copy of the Design & Access Statement for the Frontier Application could be displayed down at the library.</p> <p>Gerald Quartley asked Cllrs for an update on Dog Control Orders in the Town – Jane Llewellyn will update at the next meeting. Mr Quartley also stated that the road at Badcox is unsuitable for cyclists due to the bad surface and asked Cllrs to make SCC aware it needs resurfacing. This is to be put on TCR to be followed up. Mr Quartley also thanked Frome Town Council on behalf of the Public Transport Users Group for supporting the funding of the Bristol-Weymouth Line.</p> <p>Margaret Merrill asked Cllrs which application had been approved for the Bennetts Gardens site. This was confirmed and Cllr Sprawson-White informed Cllrs that all housing on the development was to be affordable housing.</p>	
2014/002P	Cllr Sprawson-White entered at 6.02pm	



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2014/003P	2 APOLOGIES FOR ABSENCE Apologies for absence were received from Cllrs Bullen, Golinski and Deputy Mayor for Young People, Alex Shingler. DECLARATION OF MEMBERS INTERESTS Cllr Sprawson-White made a declaration that her views on any items on this agenda as an FTC Cllr were not necessarily those as her role as a MDC Cllr. MINUTES The minutes of the Planning Sub Committee meeting held on 5 December 2013, were approved as a true record of the meeting and signed by the Chairman.	
2014/004P	3 FOR INFORMATION - MENDIP DC DECISIONS AND ENFORCEMENTS Members received for information a list of decisions and enforcements issued by Mendip District Council.	
2014/005P	4 FOR DECISION – PLANNING APPLICATIONS Members considered the planning applications and made the consultation responses. The following applications were raised for discussion: ID – 207 ID – 209 ID – 210 ID – 214 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.	
2014/006P	5 DATE OF NEXT MEETING Thursday 23 January 2014 at 6.00pm, at the Assembly Rooms, Christchurch Street West, Frome	

- The Chairman closed the meeting at 7.15pm



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202	2013/2378/HSE	43 The Butts, Frome, Somerset BA11 4AB		Mr Andrew Platt	Single storey rear extension and single storey garage and workshop	DEL	Conrad Rodzaj	Householder	07/01/2014	Decision to be left to planning officer following consultation responses
203	2013/2381/HSE	1C Delmore Road, Frome Somerset BA11 4EG		Mr D Pepler	Proposed two storey extension	DEL	Conrad Rodzaj	Householder	07/01/2014	Decision to be left to planning officer following consultation responses
204	2013/2160/TPO	Critchill Grange 99 Nunney Road Frome Somerset BA11 4LD	Oakfield	Mrs Alison Touncey	Proposed works to trees subject to TPO M1295	DEL	Bo Walsh	Works/Felling of TPO Trees	07/01/2014	Decision to be left to planning officer following consultation responses
205	2013/2297/FUL	50 Nightingale Avenue, Frome, Somerset, BA11 2UW		Mr and Mrs Daniel Sandquest	Proposed end of terrace house	DEL	Lynsey Bradshaw	Full Application	07/01/2014	Decision to be left to planning officer following consultation responses
206	2013/2185/HSE	Fern Villa Mount Pleasant Frome Somerset BA11 5BA		Mr A Baber	Proposed single storey side extension	DEL	Conrad Rodzaj	Householder	07/01/2014	Decision to be left to planning officer following consultation responses



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207	2013/2094	C E P Ceilings Ltd, Welshmill Lane, Frome Somerset BA11 2LL	Yarlington Housing Group	Reserved matters application for residential redevelopment comprising 32 new apartments and family houses with associated areas of hardstanding for access, parking and servicing, private gardens and landscaped areas.	DEL	Laura McKay	Reserved Matters Application	07/01/2014	Recommend proposal should be refused due to the following reasons: Poor urban design - lack of amenities for the apartment blocks (no garden space), no detail on the colour and texture of the weather boarding. Elevation drawings were not provided with the plans, poor layout of the buildings, Frome's Neighbourhood Plan requires developments to be neighbourhoods not 'carparks and sheds'. The talk of community space in the design and access statement is not upheld in the design. The housing need snapshot taken by Yarlington does not meet the Mendip Housing Need Survey. FTC needs more clarification on the state of the cycle path and the effects the development would have on it.
208	2013/2030	2 Baywell House Tucker Close, Frome, Somerset, BA11 5LS	Keyford Wacom Europe GmbH	New window and entrance storm canopy	DEL	Carlton Langford	Full Application	07/01/2014	Decision to be left to planning officer following consultation responses



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209	2013/2123/LBC	George Hotel 5 Market Place Frome Somerset BA11 1AF	Market	Mr Peter Moore	Proposed Change of Use from C1 Hotel (entrance lobby) to A1 Shop use, including internal alterations and removal of modern screen	DEL	Carlton Langford	Listed Building Consent	07/01/2014	Recommend Approval - FTC thinks the proposal would be a good use of the space
210	2013/2266/FUL	Land At Little Keyford Lane Frome	Keyford	Kitewood Estates Ltd	Erection of 23 affordable houses, new vehicular access, access road and footpath, landscaping, bin stores, play area, underground sewerage treatment plant and other works.	DEL	Laura McKay	Full Application	07/01/2014	Recommend proposal should be refused: There are no bin storage areas. The development would be more sustainable and cost effective for residents in the long term if connections were made to the gas and sewage systems in the area. The play area should be located in the centre of the development to make it more of a community space and in a position where the area will be overlooked by residents. The design & layout of the development is poor and will not enable a neighbourhood or community environment as required in Frome's emerging Neighbourhood Plan. There is a threat to the trees that have a group TPO and there is no opportunity to plant



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new trees within the development where they won't impact on the buildings or parking areas. Whilst the applicants have referred to a meeting with Frome Town Council regarding Self-build and Co-Housing in the Design & Access statement, there has been no further discussions with them regarding this matter.

212	2013/2256/FUL	Hayesdown First School Wyville Road Frome Somerset BA11 2BN	Berkley Down	Mrs Sue Heal	The proposal is for roofing over an existing small internal courtyard (in Block A) to create an enlarged ICT classroom for the school use. The proposed roof is elevated above the surrounding flat roofs to allow daylight into the new classroom. Also proposed are additional rooflights to the circulation corridors around the new classroom, to compensate on loss of natural light and ventilation	DEL	Carlton Langford	Full Application	07/01/2014	Decision to be left to planning officer following consultation responses
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213	2013/2257/FUL	Plots 148-150 Garston Road Frome Somerset BA11 1GE	Keyford	Bloor Homes (Newbury) LYD	Proposed for 1No detached house and 2 No semi- detached houses at Garston Road (amended scheme to that granted planning permission under ref 071064/007)	DEL	Carlton Langford	Full Application	07/01/2014	Decision to be left to planning officer following consultation responses
214	2013/2122/FUL	George Hotel 5 Market Place Frome Somerset BA11 1AF	Market	Mr Peter Moore	Proposed Change of Use from C1 Hotel (entrance lobby) to A1 Shop use, including internal alterations and removal of modern screen	DEL	Carlton Langford	Full Application	07/01/2014	Recommend Approval - FTC thinks the proposal would be a good use of the space
215	2013/2302/TPO	Acacia Drive Frome Frome BA11 2TS	College	Mr Cheryl Norton	Two mature and significant Oak trees adjacent the play area - canopy raise up to 6m to clear adjacent play equipment, property and highway, remove deadwood	DEL	Bo Walsh	Works/Felling of TPO Trees	07/01/2014	Decision to be left to planning officer following consultation responses
216	2013/2439/HSE	117 Marston Lane Frome Somerset BA11 4DN	Park	Mr Steve Symes	Replace existing garage with single storey extension	DEL	Conrad Rodzaj	Householder	07/01/2014	Decision to be left to planning officer following consultation responses
217	2013/2470/HSE	9 Wickham Rise, Frome, Somerset BA11 2JJ	Market	Mr Adrian Davis	Proposed single storey rear extension	DEL	Conrad Rodzaj	Householder	07/01/2014	Decision to be left to planning officer following consultation responses



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218	2013/2467/HSE	6 Foxcote Gardens Frome Somerset BA11 2DS	Mrs Nicole Jones	Construction of a first floor extension over the existing garage to extend the bedroom and conversion of the existing garage to create an additional bedroom with ensuite	DEL	Conrad Rodzaj	Householder	07/01/2014	Decision to be left to planning officer following consultation responses
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