



FROME TOWN COUNCIL

making Frome a better place



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

Date: Thursday 8 May 2014
 Time: 6.00pm
 Venue: Saxonvale Centre, Garsdale, Frome, BA11 1RZ

Present:

Councillors: Graham Burgess (Chair), Tricia Golinski, Dickon Moore

In attendance:

7 Members of the public
 Alex Shingler, Deputy Young Mayor
 Jane Llewellyn, Planning and Development Officer
 Lyndsey Haines, Finance and Administration Apprentice

Minute Ref	Agenda Item	Action
2014/040P	<p>1 PUBLIC PARTICIPATION</p> <p>The meeting officially opened at 6.05pm. Gerald Quartley thanked the Town Council for passing on a pothole he had reported a few weeks before, as it was now marked for attention to be fixed.</p>	
2014/041P	<p>2 APOLOGIES FOR ABSENCE</p> <p>Apologies for absence were received from Cllrs Sprawson-White, Hooton, Goldfinger and Bullen.</p> <p>DECLARATION OF MEMBERS INTERESTS</p> <p>There were no declarations of interests.</p> <p>MINUTES</p> <p>The minutes of the Planning Sub Committee meeting held on 17 April 2014, were approved as a true record of the meeting and signed by the Chairman.</p>	
2014/042P	<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>	
2014/043P	<p>4 PRESENTATION FROM EDD MEDLICOTT, IN RELATION TO APPLICATION 2014/0503/FUL - POUNDSTRETCHERS LTD, 8 STONY STREET FROME SOMERSET BA11 1BU</p> <p>Edd Medicott answered questions from Cllrs regarding the application. The decision was to recommend approval, agreed by all.</p>	
2014/044P	<p>5 FOR DECISION – PLANNING APPLICATIONS</p> <p>Members considered the planning applications and made the consultation responses.</p> <p>The following applications were raised for discussion: ID – 58 Members of the public stated their concerns and objections to this application: Stuart Arguile, David Brill & Duncan Skene. ID – 60 ID – 64</p>	



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	<p>ID – 66 ID – 68 ID – 69 ID – 70</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> <p>Alex Shingler left at 6.51pm</p>	
2014/045P	<p>6 DATE OF NEXT MEETING Thursday 29 May 2014 at 6.00pm, at the Saxonvale Centre, Garsdale, Frome, BA11 1RZ</p>	

- The Chairman closed the meeting at 7.23pm



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58	2013/2266/FUL	Land At Little Keyford Lane Frome	Keyford	Kitewood Estates Ltd, C/o Agent	Erection of 23 affordable houses, new vehicular access, access road and footpath, landscaping, bin stores, play area, underground sewerage treatment plant and other works (amended plans received 28/03/14) Reconsultation as Revised Plans received 09.04.2014.	DEL	Laura McKay	Full Application	08/05/2014	Recommend proposal should be refused - FTC would like to reiterate the previous objections given for this application as none of these have been addressed by the amendment: 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 new trees within the
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										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. FTC also objects to the vast loss of trees, which is more than in the original proposal.
59	2014/0506/HSE	104 Critchill Road Frome Somerset BA11 4HJ	Oakfield	Mr And Mrs Yerbury	Proposed side extension and alterations to garage.	DEL	Conrad Rodzaj	Householder	08/05/2014	Decision to be left to planning officer following consultation responses
60	2014/0503/FUL	Poundstretchers Ltd 8 Stony Street Frome Somerset BA11 1BU	Market	Mr Peter White	Change of use of 8 Stony Street from Retail and storage (A1) and a vacant dwelling (C3) to a restaurant with associated back of house facilities (A3) and 10no. flats, with associated works to the front and rear elevations.	DEL	Laura McKay	Full Application	08/05/2014	Recommend Approval



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61	2014/0454/HSE	22 Oakfield Road Frome Somerset BA11 4JE	Oakfield	Mrs Emma Shearman	Erection of brick wall and fence along front of property	DEL	Conrad Rodzaj	Householder	08/05/2014	Decision to be left to planning officer following consultation responses
62	2014/0603/HSE	42 Woodhayes Road Frome Somerset BA11 2DQ	Berkley Down	Mr & Mrs Bryant	New rear conservatory	DEL	Conrad Rodzaj	Householder	08/05/2014	Decision to be left to planning officer following consultation responses
63	2014/0651/HSE	43 Christchurch Street East Frome Somerset BA11 1QD	Market	Mrs Rosie Nye	Single storey rear extension.	DEL	Carlton Langford	Householder	08/05/2014	Decision to be left to planning officer following consultation responses
64	2014/0502/FUL	9 Bath Street Frome Somerset BA11 1QA	Market	Mr James Hall	Proposed Change of Use of No.9 Bath Street from C3 Dwelling to C1 Hotel use, including internal alterations, for use in conjunction with the neighbouring hotel at No.1 Christchurch Street East	DEL	Amy Winch	Full Application	08/05/2014	Recommend Approval - FTC is keen to support more hotel space in Frome
65	2014/0657/TCA	16 Goulds Ground Frome Somerset BA11 3DW	Market	Mr Christopher Long	Proposed pruning (reduction) of an Apple tree in a Conservation area.	DEL	Bo Walsh	Works/Felling Trees in a CA	08/05/2014	Decision to be left to planning officer following consultation responses



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66	2014/0709/TCA	Shelsey House Welshmill Road Frome Somerset BA11 2LA	Market	Mr Richard Perkins	Proposed coppicing of T1, T2 and felling of T4,T5,T6,T8 and pruning of T7 - Holm Oaks	DEL	Bo Walsh	Works/Felling Trees in a CA	08/05/2014	Recommend proposals to be refused - FTC does not want to see so much felling of trees on the roadside, pruning would be better. Also there is no arboricultural report supporting the reasons for felling. FTC Cllrs request a site visit with Bo Walsh.
67	2014/0708/TCA	74 Nunney Road Frome Somerset BA11 4LF	Oakfield	Mr Saunders	Proposed pruning of a Sycamore tree in a Conservation area.	DEL	Bo Walsh	Works/Felling Trees in a CA	08/05/2014	Decision to be left to planning officer following consultation responses
68	2014/0706/FUL	The Old Church House Church Steps Frome Somerset BA11 1PL	Market	Mr _ Mrs Moreland	Change of use of Old Church House from A2 (office) to C3 (single residentail dwellinghouse).	DEL	Carlton Langford	Full Application	08/05/2014	Recommend refusal due to the loss of an important commercial use space in the Town Centre
69	2014/0728/ADV	Garston House Portway Frome Somerset BA11 1PZ	Keyford		Erection of freestanding signs on posts.	DEL	Carlton Langford	Application to Display Adverts	08/05/2014	No objection



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70	2013/1514	Fromefield Surgery, 8 Bath Road, Frome, Somerset BA11 2HD	College	Mr Don Morris	Demolition and clearance of existing (former GP surgery) building and erection of a small convenience supermarket (Use Classes Order Class A1) and the laying out of ancillary customer car parking and servicing areas. Reconsultation for amended plans received 09.04.2014	DEL	Laura McKay	Full Application	08/05/2014	Recommend proposal should be refused - FTC would like to reiterate the previous objections to this application: We fully support the comments of the Civic Society and object to the external appearance of the development, this is a prominent site but also a gateway to Frome. The external appearance of the development, this is a prominent site but also a gateway to Frome. he projecting white render banding gives the building an unfortunate horizontal emphasis reinforced by the use of two different forms of cladding material. The result is an overly complex mix of elements and materials that break down the scale at the road junction where a larger scaled vertical element would be appropriate to signify the gateway to the town. The landscaped boundary should be reinforced with a wider
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									<p>margin of planting to screen the parked cars, as they will be very prominent, particularly in the approach coming from Bath along the Bath Road.. The parking is cramped and would be improved by pulling the building frontage back, with a consequent reduction in the size of the store. Given the prominence and importance of this site we believe the applicant should seek the advice of the Design Review Panel which is better qualified to advise on design issues than the LPA. In addition the access arrangement for delivery lorries will mean that, lorries would have to reverse into the site on the the danger of which have been highlighted in the letter from Neil Brant. FTC would also like wall type 2 to be local stone not Mendip stone. And walls 4, 5 & 1 should be consistent and all be either wall type 4 or 5.</p>
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71	2014/0650/HSE	6 Wickham Rise Frome Somerset BA11 2JJ	Market	Mr And Mrs M Spurlock	Proposed single storey rear (west) extension.	DEL	Lynsey Bradshaw	Householder	08/05/2014	Decision to be left to planning officer following consultation responses
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