



FROME TOWN COUNCIL

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

Date: Thursday 31 July 2014
 Time: 6.00pm
 Venue: Saxonvale Centre, Garsdale, Frome, BA11 1RZ

Present:

Councillors: Hooton, Sprawson-White, Bullen, Golinski, Alex Shingler (Deputy Mayor for Young People)

In attendance:

Members of the public: 4
 Jane Llewellyn, Planning and Development Officer
 Allan Bennett, Planning and Regeneration Apprentice

Minute Ref	Agenda Item	Action
2014/063P	1 ELECTION OF A CHAIR Cllr Sprawson-White proposed Cllr Hooton to act as Chair, Cllr Golinski seconded – unanimous.	
2014/064P	2 PUBLIC PARTICIPATION Margaret Merryll: Expressed her concern over the proposed amendments to the Dog Control Orders and was advised to express the concerns at the Internal Affairs meeting on August 5 th . Sue Hughes. Reported overgrown vegetation and Blindhouse Lane and Church Steps and was advised that this would be reported to the Grounds & Properties manager, Simon Woollen.	
2014/065P	3 APOLOGIES FOR ABSENCE Apologies for absence were received from Cllrs Moore, Burgess, Goldfinger and Cara Honey(Mayor for Young People) DECLARATION OF MEMBERS INTERESTS Declarations of interests were received from Cllrs Hooton, Bullen and Sprawson-White who declared that their views on any items on this agenda as an FTC Cllr were not necessarily those as their role as a MDC Cllr. Cllr Hooton declared a prejudicial interest in Item numbers 126 and 127. MINUTES The minutes of the Planning Sub Committee meeting held on 10 July 2014, were approved as a true record of the meeting and signed by the Chair.	
2014/066P	4 FOR INFORMATION - MENDIP DC DECISIONS AND ENFORCEMENTS Members received for information a list of decisions and enforcements issued by Mendip District Council.	
2014/067P	5 FOR DECISION – PLANNING APPLICATIONS	



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	<p>Members considered the planning applications and made the consultation responses.</p> <p>The following applications were raised for discussion:</p> <p>ID – 118 ID – 124 ID – 125 ID – 126 ID – 127 ID – 128 ID – 132</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. The detailed responses are attached at appendix 1</p>	
2014/068P	6 DATE OF NEXT MEETING Thursday 21 August 2014 at 6.00pm, at the Saxonvale Centre, Garsdale, Frome, BA11 1RZ	

- The Chair closed the meeting at 19:10



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ID	MDC Reference	Address	Ward	Applicant	Description	Planning Officer	Type	Resolved FTC
116	2014/1096/LBC	21A Christchurch Street West Frome Somerset BA11 1EG	Market	Mr Adam Rogers	Internal and external alterations to flat to include gallery above kitchen, 2 new bathrooms, rewiring, installation of gas central heating including flue and new kitchen.	Carlton Langford	Listed Building Consent	Decision to be left to planning officer following consultation responses
117	2014/1095/HSE	21A Christchurch Street West Frome Somerset BA11 1EG	Market	Mr Adam Rogers	Internal and external alterations to flat to include gallery above kitchen, 2 new bathrooms, rewiring, installation of gas central heating including flue and new kitchen.	Carlton Langford	Householder	Decision to be left to planning officer following consultation responses
118	2014/1245/TCA	17 Portway Frome Somerset BA11 1QP	Keyford	Mrs Ginny Luchhurst	The felling of a Maple tree and a Cherry tree in a Conservation area.	Bo Walsh	Works / Felling Trees in a CA	Object as there is no information provided to enable an informed decision to be made
119	2014/1243/TCA	1 Long Ground Frome Somerset	Keyford	Mrs Stella Jones	Proposed felling of conifer hedge (G1)	Bo Walsh	Works / Felling Trees in a CA	Decision to be left to planning officer following consultation responses



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		BA11 1PJ						
120	2014/0910/HSE	25 Selwood Road Frome Somerset BA11 3BP	Market	Mr Adam Baylis	Replace damaged windows at the front and side of the property. Provide fire escape access by adding two additional roof windows to the rear of the property. - Add a new garden gate in the wall at the rear of the property.	Conrad Rodzaj	Householder	Decision to be left to planning officer following consultation responses
121	2014/0911/LBC	25 Selwood Road Frome Somerset BA11 3BP	Market	Mr Adam Baylis	Replace damaged windows at the front and side of the property. Provide fire escape access by adding two additional roof windows to the rear of the property. - Add a new garden gate in the wall at the rear of the property.	Conrad Rodzaj	Listed Building Consent	Decision to be left to planning officer following consultation responses



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122	2014/1308/TPO	7 Orchard Close Frome Somerset BA11 4EA	Park	Mr Stephen Wheeler	Proposed pruning of an Oak tree (T1) subject to Tree Preservation Order M1052 - remove major deadwood, crown thin 15%, remove epicormic growth from main trunk; prune back from property by 2m, lift canopy over neighbours garden and property bt 2-3m	Bo Walsh	Works / Felling of TPO Trees	Decision to be left to planning officer following consultation responses
123	2014/1297/LBC	10 Gentle Street Frome Somerset BA11 1JA	Market	Mr Paul McCarthy	Works in association with repair and alterations to internal floors	Carlton Langford	Listed Building Consent	Decision to be left to planning officer following consultation responses



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124	2014/1224/OTS	Saxonvale Frome Somerset BA11 1PR BA11 1PT	Market	Mr	Demolition of existing building and development of up to 60 residential dwellings, new access, landscaping and all associated infrastructure	Oliver Marigold	Outline - Some Matters Reserved	Refuse - We support in principle the comments of the Civic Society which are further supported by our Traffic Consultant. Frome Town Council are unable to support this application in outline as it is not possible to fully assess the impact of the development in conjunction with the adjoining applications within the Saxonvale site. We are in principle in favour of housing on this site and would wish the developers to negotiate with Mendip regarding the size of affordable housing to ensure the right type of housing is provided (there is a particular need for 4 bedroom houses). We are also concerned about how the Section 106 contributions for the whole site will be dealt with, in particular regarding the highways contributions, there are proposals from both Frontier and Terramond for how the Gorehedge junction
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								<p>should be dealt with, but unless there is a comprehensive scheme it cannot be guaranteed that either scheme can be achieved through S106 contributions. When the previous Terramond scheme was being considered, SCC put together a proposal for the Groehedege junction which also included Keyford, which is not included within either the Frontier or Terramond proposals, this area also need to be looked at as part of the highways contribution.</p>
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125	2014/1369/FUL	52 Feltham Drive Frome Somerset BA11 5AF	Keyford	Mr D Rutt	Proposed dwelling and parking space	Carlton Langford	Full Application	Decision to be left to planning officer following consultation responses
126	2014/1310/FUL	Asda Supermarket Warminster Road Frome Somerset BA11 5LA	Keyford	Mr Alan Jones	The erection of a 'Click & Collect' Canopy and 'Home Shopping' Canopy and associated advertisements	Oliver Marigold	Full Application	Refuse - FTC fully agree with the comments provided by the Civic Society, it is not necessary for a Click and Collect Canopy as this service is already provided in store, the canopy will further reduce the parking spaces.
127	2014/1311/ADV	Asda Supermarket Warminster Road Frome Somerset BA11 5LA	Keyford	Mr Alan Jones	Proposed advertisements for Asda Click & Collect canopy.	Oliver Marigold	Application to Display Adverts	Refuse - FTC fully agree with the comments provided by the Civic Society, it is not necessary for a Click and Collect Canopy as this service is already provided in store, the canopy will further reduce the parking spaces.
128	2014/1235/TPO	Warminster Road Frome BA11 5LA	Keyford	Mr Terry Offen	Proposed works to trees subject to TPO M342 - as per submitted details (schedule of works)	Bo Walsh	Works / Felling of TPO Trees	Mendip District Council as the Local Planning Authority should lead by example by providing a detailed arboricultural report. Frome Town Council objects to this application as there is no information provided to enable an informed decision to be made.



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129	2014/1139/HSE	79 Weymouth Road Frome Somerset BA11 1HJ	Park	Ms Kimberely Whisstock	Proposed two storey side extension and single storey rear extension.	Conrad Rodzaj	Householder	Decision to be left to planning officer following consultation responses
130	2014/1350/HSE	40 Stonebridge Drive Frome Somerset BA11 2TN	College	Mr Paul Marks	Proposed side extension	Conrad Rodzaj	Householder	Decision to be left to planning officer following consultation responses
131	2014/1393/TCA	15 Redland Terrace Frome Somerset BA11 1HT	Keyford	Catherine Mowat	Proposed felling of an ornamental Cherry tree in a Conservation Area	Bo Walsh	Works / Felling Trees in a CA	Decision to be left to planning officer following consultation responses
132	2014/1394/TPO	18 Spring Road Frome Somerset BA11 2JP	Market	Mr Peter Lee	T1. Ash - remove four lowest branches, remove major deadwood, crown thin by 15%, to balance.	Bo Walsh	Works / Felling of TPO Trees	Object as there is no information provided to enable an informed decision to be made. A full assessment of the tree to confirm whether it is suffering from ash die back should be carried out as the whole tree may need to be removed.
133	2014/1434/TCA	73 Selwood Road Frome Somerset BA11 3BP	Market	Mr Rickaby	Proposed pruning of a Silver Birch in a Conservation Area	Bo Walsh	Works / Felling Trees in a CA	Decision to be left to planning officer following consultation responses
134	2014/1435/TCA	32 Somerset Road Frome Somerset	Park	Mr Pearn	Proposed pruning of a Hawthorn in a Conservation Area	Bo Walsh	Works / Felling Trees in a CA	Decision to be left to planning officer following consultation responses



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135	2014/1436/TPO	50 Crocombe Gardens Frome Somerset BA11 2YF	Berkley Down	Becky	Propose pruning of an Oak tree (T1) subject to TPO M1191 - crown lift up to 2m the limb over fence	Bo Walsh	Works / Felling of TPO Trees	Decision to be left to planning officer following consultation responses
136	2014/1422/FUL	S P Engineering, Unit 9 Manor Furlong Frome Somerset BA11 4BD	Keyford	Mr Paul Roffey	Change of use from Class B2 (General Industrial) to Class D2 (Assembly and Leisure - fitness classes and gym), no external alterations.	Matthew Williams	Full Application	Decision to be left to planning officer following consultation responses
137	2014/1416/HSE	West Hill House West End Frome Somerset BA11 3AD	Market	Mr David Haslewood	Proposed conservatory.	Conrad Rodzaj	Householder	Decision to be left to planning officer following consultation responses
138	2014/1408/CLE	Bakehouse Cottage Rossiters Road Frome Somerset BA11 4AJ	Park	Mrs Amanda Smith	Application for a lawful development certificate for the existing use of the property as a residential dwelling	James U'Dell	Certificate of Use Existing	Decision to be left to planning officer following consultation responses



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