**Responses by delegated powers 06/05/2015**

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| **MDC Ref** | **Address** | **Ward** | **Applicant** | **Description** | **Planning Officer** | **Type** | **Resolved FTC** |
| 2015/0529/LBC | 3 Trinity Street Frome Somerset BA11 3DF | Market | Mr Tim Gibbs | Internal only. Retention of existing floor covering and internal doors. | Jayne Boldy | Listed Building Consent | Decision to be left to the planning officer following consultation responses. |
| 2015/0752/FUL | Market Yard Justice Lane Frome Somerset BA11 1BE | Market | Mr Peter Wheelhouse | Change of use of upper floors of northern end of building from former/ storage/ loading of goods (now unused and inaccessible) to music recording studios, with extension to the west to form internal access stair, lift and canopy. Alterations to the exterior on the north western elevation including new canopy and day time entrance to the Cheese and Grain Market Hall. | Oliver Marigold | Full Application | As the applicant Frome Town Council fully supports this application. |
| 2015/0835/HSE | 6 Sedge Mead Frome Somerset BA11 2JB | College | Mr K Wheeler | Proposed single storey side extension, replacement conservatory, replacement of garage with garden store and relocation of access and parking arrangements. | Conrad Rodzaj | Householder | Decision to be left to the planning officer following consultation responses. |
| 2015/0861/HSE | 10 Masons Way Frome BA11 4QD | Park | Mrs Pauline Tabley | Single storey side extension to form annexe. | Conrad Rodzaj | Householder | Decision to be left to the planning officer following consultation responses. |
| 2015/0887/TPO | 4 Collett Way Frome Somerset BA11 2XN | Berkley Down | Mrs Kim Sudbory | Proposed pruning to an Oak tree subject to Tree Preservation Order M282 - reduction to points as shown on submitted photo. | Bo Walsh | Works / Felling of TPO Trees | We strongly support applications which seek to manage and maintain TPO trees. |
| 2015/0745/FUL | 3 Westway Cork Street Frome Somerset BA11 1BL | Market | Mr Jonathan Scott | Change of use of above shop vacant unit to A4 | Lynsey Bradshaw | Full Application | Frome Town Council fully supports these proposals which brings vacant units in the Town Centre back in to use. |
| 2015/0744/FUL | 3 Westway Frome Somerset BA11 1BS | Market | Mr Jonathan Scott | Change of use of above shop vacant unit to A3 use with access through unit 15 | Lynsey Bradshaw | Full Application | Frome Town Council fully supports these proposals which brings vacant units in the Town Centre back in to use. |
| 2015/0773/FUL | 3 Westway Frome Somerset BA11 1BS | Market | Mr Jonathan Scott | Change of use of above shop vacant unit to D1 use with access through unit 15 | Lynsey Bradshaw | Full Application | Frome Town Council fully supports these proposals which brings vacant units in the Town Centre back in to use. |
| 2015/0774/FUL | 3 Westway Frome Somerset BA11 1BS | Market | Mr Jonathan Scott | Change of use of above shop vacant unit to D2 use with access through unit 15 | Lynsey Bradshaw | Full Application | Frome Town Council fully supports these proposals which brings vacant units in the Town Centre back in to use. |
| 2015/0775/FUL | 3 Westway Frome Somerset BA11 1BS | Market | Mr Jonathan Scott | Change of use of above shop vacant unit to B1 use with access through unit 15 | Lynsey Bradshaw | Full Application | Frome Town Council fully supports these proposals which brings vacant units in the Town Centre back in to use. |
| 2015/0832/HSE | 23 Waterloo Frome Somerset BA11 3JB | Market | Mr Martin Harris | Proposed single storey rear extension and alterations to front elevation. | Conrad Rodzaj | Householder | We are concerned over the potential loss of a parking space provided by the garage and impact that this will have for the parking in this busy area. |
| 2015/0851/FUL | 47 Selwood Road Frome Somerset BA11 3BS | Market | Mr P Minty | Fixing of security shutters to front and rear entrance of shop premises for use during non-trading hours. | Carlton Langford | Full Application | Decision to be left to the planning officer following consultation responses. |
| 2015/0882/HSE | 25 Leaze Road Frome Somerset BA11 3EY | Oakfield | Mr Steve Wright | Demolition of single storey shed and conservatory. Erection of part 2 storey and part 1 storey extension to replace the demolished buildings. | Conrad Rodzaj | Householder | Decision to be left to the planning officer following consultation responses. |
| 2015/0875/VRC | Vallis Holiday Barn Old Vallis House Vallis Road Frome Somerset BA11 3EN | Oakfield | Mr & Mrs Graham and Nicola Walker | Application for removal of condition 2 (holiday let restriction) of planning permission 106154/006. | Carlton Langford | Variation or Removal of Conditions | Decision to be left to the planning officer following consultation responses. |
| 2015/0817/HSE | Honey Bee Lodge 11A Styles Avenue Frome BA11 5JN | Berkley Down | Mrs S Taylor | Proposed single storey Sun Room | Conrad Rodzaj | Householder | Decision to be left to the planning officer following consultation responses. |
| 2015/0803/FUL | 16 Masons way Frome BA11 4QD | Park | Clare Marsh | Conversion of existing dwelling in to two dwellings | James U'Dell | Full Application | Decision to be left to the planning officer following consultation responses. |

**Responses by delegated powers 29/05/2015**

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| 82 | 2015/0917/HSE | 47 Spring Road Frome BA11 2JN | College | Mr Robert Card | Proposed rear extension. | Conrad Rodzaj | Householder | Decision to be left to planning officer following consultation responses |
| 83 | 2015/0881/FUL | 1 Clumber Drive Frome Somerset BA11 2LG | Market | Mr SIMON HEAL | Erection Of A Dwelling. | Carlton Langford | Full Application | Recommend that the application should be refused, it is overdevelopment with insufficient external amenity space. The ground conditions in this area are unstable with failure of the inadequate retaining wall in places. It is essential that the retaining wall is view from the garden of St Marys Church to see the extent of the problem |
| 84 | 2015/0897/FUL | Unit 6 Mooracre Manor Furlong Frome Somerset BA11 4RL | Keyford | Mr Tonin Aguilera | Change of use of building from B1 (light industrial) to D2 (leisure use) Class Use. | Carlton Langford | Full Application | Decision to be left to the planning officer following consultation responses |
| 85 | 2015/0962/FUL | 38A Park Hill Drive Frome Somerset BA11 2LE | Market | Mr J Iulinao-Caesar | Resubmission for the erection of a dwelling with integral garage. | Carlton Langford | Full Application | Decision to be left to the planning officer following consultation responses |
| 86 | 2015/1050/FUL | 14 Stony Street Frome BA11 1BU | Market | Mr H Cloke | Separate existing ground floor retail and residential accommodation and create additional flat along with associated alterations. | Carlton Langford | Full Application | Decision to be left to the planning officer following consultation responses |
| 87 | 2015/1027/FUL | The Weaver 6 The Butts Frome Somerset BA11 4AA | Park | Mr Nick Charlton | The construction of a new retail unit with associated parking and delivery access. | Anna Clark | Full Application | Comments sent in separate email |
| 88 | 2015/1051/LBC | 14 Stony Street Frome BA11 1BU | Market | Mr H Cloke | Separate existing ground floor retail and residential accommodation and create additional flat along with associated alterations. | Carlton Langford | Listed Building Consent | Decision to be left to the planning officer following consultation responses |
| 89 | 2015/1046/LBC | 16 Goulds Ground Frome Somerset BA11 3DW | Market | Mr M Long and Mrs J Talbot | Proposed relocation of kitchen from first floor to rear ground floor lean-to and other various alterations. | Jayne Boldy | Listed Building Consent | Decision to be left to the planning officer following consultation responses |
| 90 | 2015/1076/HSE | 20 Ludlow Close Frome Somerset BA11 2ES | Berkley Down | Mr And Mrs Ward | Single storey extension from the side and rear elevation. | Lynsey Bradshaw | Householder | Decision to be left to the planning officer following consultation responses |
| 91 | 2015/1063/HSE | 12 Nightingale Avenue Frome Somerset BA11 2UN | College | Mr Mike O'Brien | Erection of side conservatory. | Lorna Elstob | Householder | Decision to be left to the planning officer following consultation responses |
| 92 | 2015/0936/HSE | 18 Wellow Drive Frome Somerset BA11 2DU | College | Mr Mark Smith | Single storey rear extension including the installation of folding doors. Glazed windows on rear elevation and doors on side elevation. | Conrad Rodzaj | Householder | Decision to be left to the planning officer following consultation responses |
| 93 | 2015/0968/TCA | Sydney House Christchurch Street West Frome BA11 1EB | Market | Mrs Axon | Proposed felling of T1. Walnut | Bo Walsh | Works / Felling of CA Trees | There is no reason given for the felling of this tree and no supporting evidence |
| 94 | 2015/0965/TCA | Mendip District Council Car Park Vicarage Street Frome Somerset BA11 1PU | Market | Mrs Cheryl Norton | Raywood Ash - canopy raise to 5m to clear adjacent car park | Bo Walsh | Works / Felling of CA Trees | The tree is a fine specimen of an unusual species and contributes significantly to the street scene. 5M seems excessive canopy raise considering the car park is only used by cars. |
| 95 | 2015/0963/TCA | Car Park North Parade Frome Somerset BA11 2AB | Market | Mrs Cheryl Norton | Various works as per schedule and plan | Bo Walsh | Works / Felling of CA Trees | Decision to be left to the planning officer following consultation responses |
| 96 | 2015/0989/TCA | 9 Keyford Terrace Frome BA11 1JL | Keyford | Mr Sholto Walker | Proposed felling of T1. Eucalyptus and pollarding of T2. Birch | Bo Walsh | Works / Felling of CA Trees | Decision to be left to the planning officer following consultation responses |

Frome Town Council recommends that application 2015/1027 The Weaver 6 The Butts, be refused for the following reasons.

The appeal decision APP/Q3305/A/12/2168255 for the erection of 6 flats and 2 houses, stated that the design of the would harm the character and appearance of the area, the design of the proposed convenience store will significantly harm the character and appearance of the area.

The Inspectors report also refers to the impact that the flats would have on the neighbouring property no.8. The Butts, the proposed convenience store will also have a significant impact on No.8. although it is difficult to ascertain exactly how much as the relationship of No.8. to the proposed convenience store is not shown on any of the layout or floor plans.  From the plan showing the proposed South elevation, it appears that the proposed building will be 1.1m forward of No.8. with a distance of 1.8m between the building, this will also cut off a good deal of natural light to No.8 which was also noted as a concern by the Inspector. In between the two buildings there is a proposed recycling and waste storage area which will be directly next to the window of No.8 which is unacceptable. The location of the waste and recycling store will also mean that lorries will have to park on The Butts in order to empty them, causing the road to be blocked and restricting visibility for people exiting Somerset Road.

The position of the delivery bay will mean that delivery lorries will have to exit along Somerset Road, which is a narrow residential road, and is a safe route to schools as there are 4 schools in the area with Victoria Park on this road it is heavily used by children. We also believe there is a weight limit on Somerset Road. We also have concerns about the size of the delivery vehicles turning into Somerset Road and would request that a sweep plan is produced to show that they can safely turn into Somerset Road from both directions.

The layout of the development is such that the car parking is at the rear of the store and people will then have to walk around the front to go into the store, this will encourage people to park in the road if they are just “popping in to the store”, in addition to this the cashpoint machine is also on the front of the store further adding to the likelihood of illegal parking on The Butts, which will not only affect the visibility from Somerset Road but will block the pavement forcing pedestrians to walk into the road. Again as this is a safe route to School this would be unacceptable.

It is not clear from the floor plan how the first floor will be used, it is assumed that it will be “back of house” which would include office and storage, but it is difficult to assess whether there will be any further impact on No.8, there is concern that the balcony area will be used as a smoking area as no designated area is shown.

There are no details of the proposed lighting scheme either to the front or the car parking area, as the store is proposed to open from 7.00 – 23.00 it is assumed that there will be lighting, as none is shown we cannot assess the impact that this will have on the surrounding properties and area and request that a full lighting scheme is submitted.

We fully support the comments of the Civic Society regarding the materials which should be limestone rubble.

If the application is approved we ask that the following mitigation measures are put in place.

* Provide a pedestrian crossing and or traffic calming measures that would stop parking to the front of the store
* All signage should be non-illuminated
* A landscaping scheme/proposals are introduced