



FROME TOWN COUNCIL

making Frome a better place



Minutes of a meeting of Frome Town Council's Planning Advisory Panel

Date: Thursday 9th July 2015
 Time: 6.05pm
 Venue: Saxonvale Centre, Garsdale, Frome, BA11 1RZ

Present:

Frome Town Councillors: Pippa Goldfinger, Nick White, Al O’Kane, Cath Puddick
 Mendip District Councillors: Helen Sprawson-White, Mike Rideout

In attendance:

Members of the public: 8

Peter Wheelhouse, Economic Development & Regeneration Manager
 Jane Llewellyn, Planning & Development Officer
 Patrick Moss, Town Centre Regeneration Manager
 Allan Bennett, Planning and Regeneration Apprentice

Minute Ref	Agenda Item	Action
2015/048P	<p>1 QUESTIONS, COMMENTS AND INFORMATION FROM THE PUBLIC</p> <p>Sue Hughes reported that the weeds along Portway had been cleared and that the seats at Victoria Park had been moved under the Bandstand from their normal positions.</p> <p>Margaret Merrill was happy to see the Town Council’s flower planting in the Town Centre.</p> <p>District Cllr Helen Sprawson-White reported on actions taken at Mendip to address a lack of maintenance on Aster Homes properties in Oakfield Ward. She also updated the Panel on the situation at Wallington Way, explaining that Somerset County Council had now adopted it and that Mendip are responsible for ensuring that the visibility splay is maintained. She updated the Panel on upcoming work by the District Council’s Equality Group and specifically about a future request for suggestions on appropriate locations for a Traveller site as part of MDC’s Local Plan part 2. Cllr Sprawson-White reminded the Panel about the meeting over Bus service cuts which will be held at the Council Offices in Shepton Mallet at 7pm and informed the panel that there would now be MDC officer representation at that meeting.</p> <p>District Cllr Mike Rideout notified the Panel that there were no Frome applications at the most recent MDC Planning Board meeting.</p> <p>Cllr Nick White enquired when the road at Trinity Park Housing estate will be adopted by highways and join onto Portway. The Planning & Development officer will make enquiries and provide an update at the next meeting.</p> <p>Ric Swann asked if the Town Council had any further information about the Steiner Academy’s rejected Travel Plan. The Economic Development & Regeneration</p>	



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	<p>Manager advised that he hadn't received an update but would make further enquiries and provide an update at the next meeting.</p>	
2015/049P	<p>2 DECLARATION OF MEMBERS' INTERESTS AND TO AGREE THE MINUTES OF THE MEETING HELD 18 JUNE 2015</p> <p>Apologies for absence were received from Cllrs Richard Ackroyd and Collin Cobb</p> <p>DECLARATION OF MEMBERS INTERESTS No declarations of interests were made.</p> <p>MINUTES The minutes of the Planning Advisory Panel meeting held on 18 June 2015 were amended to accurately record the question asked by Margaret Merrill and subsequently agreed as a true record of the meeting and signed by the Chair.</p>	
2015/050P	<p>3 FOR INFORMATION - MENDIP DC DECISIONS AND ENFORCEMENTS Members received for information a list of decisions and enforcements issued by Mendip District Council.</p>	
2015/051P	<p>4 TO CONSIDER THE PLANNING APPLICATIONS RECEIVED SINCE THE LAST MEETING</p> <p>The following applications were raised for discussion IDs: 122 124 125 126 127</p> <p>The consultation responses can be found below.</p> <p>Patrick Moss, Town Centre Regeneration Manager gave a presentation to the Group giving some background information to the scheme and setting out the proposed amendments.</p> <p>Ric Swann – Frome & District Civic Society Raised the issue of pedestrian movement around the Boyle Cross, and reminded the Group that the adopted option 3 showed key desire lines with Cheap Street and The George Hotel. The current proposal does allow for those desire lines.</p> <p>By putting a podium with steps in at the Boyle Cross will stop there being a successful crossing point across to The George Hotel. Three steps going down into the main road is unsafe, it would be safer if those steps were not in the scheme. Why has a highway safety risk assessment not been provided?</p>	



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	<p>Patrick Moss, Town Centre Regeneration Manager explained that the levels are complicated and would change with the new scheme and that Mendip have not requested a highway safety assessment.</p> <p>Helen Sprawson-White – raised concerns about disability issues for the proposed crossing point.</p> <p>Following discussion of these points it was agreed that the proposal be approved subject to the following amendments:- to shorten the loading bay, to allow for safer crossing to be DDA compliant as far as reasonably possible. To change the bench to ashlar facing stone and to remove the hanging basket brackets.</p> <p>It was noted that the detail of the inscription will be recommended at a later date to be agreed at the Planning Advisory Group.</p> <p>Cllr Nick White enquired about if the lift on the Butler Tanner & Dennis site would be acquired for use at Frome Town Hall. The Economic Development and Regeneration Manager advised that this was being considered by the Town Clerk and that an update would be provided at the next meeting.</p>	
<p>2015/052P</p>	<p>5 DATE OF NEXT MEETING Thursday 20th August 2015 The Chair drew specific attention to the new venue for Planning Advisory Group meetings – The Elliot Building, Frome Town Hall, BA11 1EF</p>	

The Chair closed the meeting at 19:20



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MDC Reference	Address	Ward	Applicant	Description	Planning Officer	Type	FTC response
2015/1464/VRC	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	Recommend Approval. The applicant has more than adequately addressed the refusal reason for their previous application, 2015/0871/VRC. The proposal is not development – it is a change of use - therefore CP1, 2 & 4 are not applicable in this case. The proposal would not negatively impact upon the amenity of the area or the neighbouring residents.
2015/1249/HSE	117 Whatcombe Road Frome Somerset BA11 3AT	Market	Mr Chris Patterson	Installation of a dormer for a proposed loft conversion.	Lorna Elstob	Householder	Decision to be left to the Planning Officer following consultation responses.
2015/1505/LBC	The Iron Gates 9 King Street Frome BA11 1BH	Market	Pangmoore Partnerships	Paint removal from stone detailing and associated stone repairs.	Jayne Boldy	Listed Building Consent	Recommend approval. The Town Council is very glad to see this sensitive proposal to reveal the stone detailing and refresh this prominent Grade II* listed building.
2015/1535/HSE	Welshmill Cottage Welshmill Lane Frome Somerset BA11 3AL	Market	Mr Adam Foster Jones	Proposed single storey rear extension connecting the main house to the existing outbuilding	Lorna Elstob	Householder	Recommend approval. The proposal offers an elegant modern design solution which doesn't detract from the existing buildings or area. We approve of this type of contemporary extension to a historic building and applaud the quality of design and materials chosen.



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