



# FROME TOWN COUNCIL

*making Frome a better place*



## Minutes of a meeting of Frome Town Council’s Planning Advisory Panel

Date: Thursday 20<sup>th</sup> August 2015  
 Time: 6.05pm  
 Venue: Eliot Building, Frome Town Hall, Christchurch Street West, BA11 1EF

**Present:**

Frome Town Councillors: Colin Cobb & Rochard Ackroyd  
 Mendip District Councillors: Mike Rideout & Eve Berry

**In attendance:**

Members of the public: 2  
 Jane Llewellyn, Planning & Development Officer  
 Allan Bennett, Planning and Regeneration Apprentice

Minute Ref	Agenda Item	Action
2015/053P	<p><b>1 QUESTIONS, COMMENTS AND INFORMATION FROM THE PUBLIC</b></p> <p>Margaret Merrill said she was pleased that the 3 new park rangers have cut hedge along Somerset Road, but would also like to get the hedge cut on the other side where the exit from Mary Bailey is.</p> <p>Sue Hughes reported that tiles are falling off the roof of The Wagon &amp; Horses Car Park adjoining Blind House Lane, the garages are owned by Aster Homes and she is concerned that someone will get injured. Sue also praised the Rangers for cleaning the town and Park Road.</p> <p>District Cllr, Mike Rideout reported that there were no planning board items for Frome at the last Planning Board meeting. He Dog bin at Welshmill constantly overloaded, landscape can't empty it every day, an additional bin would help.</p> <p>Eve Berry, thanked Jane for contacting SCC about the lack of school signs for Hayesdown School along Wyville Road. She was not happy with response and will contact residents to get on to SCC directly.</p>	
2015/054P	<p><b>2 DECLARATION OF MEMBERS’ INTERESTS AND TO AGREE THE MINUTES OF THE MEETING HELD 18 JUNE 2015</b></p> <p>Apologies for absence were received from Cllrs Nick White, Pippa Goldfinger, Cath Puddick &amp; Al O’Kane</p> <p><b>DECLARATION OF MEMBERS INTERESTS</b>          No declarations of interests were made.</p> <p><b>MINUTES</b>          The minutes of the Planning Advisory Panel meeting held on 30 July 2015 will be amended to read Henley Way instead of Victoria Park (page 1 - 2015/048P)</p>	



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2015/055P	<b>3 FOR INFORMATION - MENDIP DC DECISIONS AND ENFORCEMENTS</b> Members received for information a list of decisions and enforcements issued by Mendip District Council.	
2015/056P	<b>4 TO CONSIDER THE PLANNING APPLICATIONS RECEIVED SINCE THE LAST MEETING</b>  The following applications were raised for discussion IDs: 138, 143, 130 & 145  The consultation responses can be found below.	
2015/057P	<b>5 DATE OF NEXT MEETING</b> Thursday 10 <sup>th</sup> September 2015 at 6.00pm The Elliot Building, Frome Town Hall, BA11 1EF	

The Chair closed the meeting at 6:50pm

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	MDC Ref	Address	Ward	Applicant	Description of proposal	Officer	Type	Frome Town Council comments
128	2015/1332 /HSE	75 Selwood Road Frome BA11 3BP	Market	Ms Alyson Evans	Erection of summer house (retrospective).	Lorna Elstob	Householder	Decision to be left to the Planning Officer following consultation responses.
129	2015/1594 /HSE	26A Milk Street Frome Somerset BA11 3DB	Market	Ms Kate Semple	Remodelling of mid-terraced house including the removal and rebuilding of a single storey extension from the rear elevation.	Lorna Elstob	Householder	Decision to be left to the Planning Officer following consultation responses.
130	2015/1600 /ADV	8 Bath Road Frome Somerset BA11 2HD	College	Mr Don Morris	Six advertisements for building signage and window graphics.	Lorna Elstob	Application to Display Adverts	No objection, subject to the Conservation Officer raising no objections
131	2015/1474 /HSE	81 Park Hill Drive Frome Somerset BA11 2LQ	College	Ms Helen fielden	Single storey extension to Leys Lane side of house. Conversion of rear of garage to downstairs toilet (retrospective).	Lorna Elstob	Householder	Decision to be left to the Planning Officer following consultation responses.
132	2015/1586 /HSE	9 Long Ground Frome Somerset BA11 1PJ	Keyford	Mr & Mrs Chris Keelty	Single storey rear extension to form kitchen/breakfast room.	Conrad Rodzaj	Householder	Decision to be left to the Planning Officer following consultation responses.
133	2015/1665 /HSE	Stone House 13 Long Ground Frome BA11 1PJ	Keyford	Mr Chris Pig	An artist's studio situated in the garden.	Lorna Elstob	Householder	Decision to be left to the Planning Officer following consultation responses.
134	2015/1657 /LBC	United Reformed Church Whittox Lane Frome Somerset BA11 3BY	Market	Mr And Ms Roberts And Fox	Proposed refurbishment and change of use, including: 1. Reinstatement of the front elevation/removal of the stone catcher. 2. Removal of most of the modern vestibule/previous nave stud wall and doors, and creation of store rooms to the previous vestibule. 3. Reinstatement of the balcony/removal of some pews/balcony floor/railing work. 4. Under floor heating to the cafe. 5. Changes to the kitchen/stores. 6. Raising	James U'Dell	Listed Building Consent	Decision to be left to the Planning Officer following consultation responses.



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					of some of the low external railings, and a cycle rack. 7. Reinstatement of the escape ramp and re-formation of the north lower ground floor ramp. 8. Formation of offices/refurbishment to the lower ground floor. 9. PV panels to the south slope of the hall roof (not the previous church).			
135	2015/1245 /HSE	15 Lower Keyford Frome Somerset BA11 4AP	Keyford	Mr Tristan Scholefield	Construction of a dormer style room on an existing ground floor extension, creating an extra first floor bedroom.	Carlton Langford	Householder	Decision to be left to the Planning Officer following consultation responses.
136	2015/1641 /LBC	Garston Farm Garston Farm Access Frome Somerset BA11 1RU	Keyford	Mr Peter Greenhalgh	Repair and replace windows to north front elevation.	Robert Palmer	Listed Building Consent	Decision to be left to the Planning Officer following consultation responses.
137	2015/1647 /HSE	24 Portway Frome Somerset BA11 1QT	Keyford	Mr C Vickers	Erection of a single storey timber framed conservatory, part replacing existing structure.	Lorna Elstob	Householder	Decision to be left to the Planning Officer following consultation responses.
138	2015/1784 /TPO	6 The Maltings Bath Street Frome Somerset BA11 1DW	Market	Mr James Muirhead	Proposed pruning of a Lime tree subject to TPO M1027 - re-pollard	Bo Walsh	Works / Felling of TPO Trees	A Tree Surgeon should provide a report to support the fact that the tree is dangerous as stated. Any works carried out should be the minimum to make the tree safe.
139	2015/1695 /LBC	Natwest Bank 4 Market Place Frome Somerset BA11 1AE	Market	Mr	Externally: Works include the addition of privacy film vinyl's to the full height of 1 No window & to the partial height of 1 No window along the market place elevation and to the full height of 2 No windows along the cork street elevation to coincide with the approved elevation alterations covered under applications (2015/0051/ADV & 2015/0052/LBC) Internally: The proposal is to	Carlton Langford	Listed Building Consent	Decision to be left to the Planning Officer following consultation responses.



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					improve and refresh the existing interior. Works include removing partitions and existing cashier area and replacing with a new automation wall. Existing furnishings removed and replaced with brand new furniture			
140	2015/1684 /HSE	11 Orchard Street Frome Somerset BA11 3BX	Market	Ms Ruth Gibson	Creation of a new rear facing, single storey ground floor extension, including associated external works. Works include internal refurbishment and reconfiguration of existing spaces.	Carlton Langford	Householder	Decision to be left to the Planning Officer following consultation responses.
141	2015/1644 /HSE	20 Broadway Frome Somerset BA11 3HA	Oakfield	Mr & Mrs P Hammond	Dormer attic extension and single storey garden room, utility and boot room. Additional car park space and dropped kerb.	Lorna Elstob	Householder	Decision to be left to the Planning Officer following consultation responses.
142	2015/1652 /VRC	The Old Angel + Crown 39 Vallis Way Frome BA11 3BA	Market	Mrs Emily Saner	Application for variation of condition 2 (drawing number 11A) following grant of planning permission 2013/0036 and 2013/0025.	Lorna Elstob	Variation or Removal of Conditions	Decision to be left to the Planning Officer following consultation responses.
143	2015/1654 /FUL	Previous Church And Community Building (Former United Reformed Church) Whittox Lane Frome Somerset BA11 3BY	Market	Mr And Ms Roberts And Fox	Proposed refurbishment and change of use, including: 1. Reinstatement of the front elevation/removal of the stone catcher. 2. Removal of most of the modern vestibule/previous nave stud wall and doors, and creation of store rooms to the previous vestibule. 3. Reinstatement of the balcony/removal of some pews/balcony floor/railing work. 4. Under floor heating to the cafe. 5. Changes to the kitchen/stores. 6. Raising of some of the low external railings, and a cycle rack. 7. Reinstatement of the escape ramp and re-formation of the north lower ground floor	James U'Dell	Full Application	Fully support the re-use of the community space, the creation of the additional office space and the conservation of the Listed Building, enhancing the amenity of the area



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					ramp. 8. Formation of offices/refurbishment to the lower ground floor. 9.PV panels to the south slope of the hall roof (not the previous church).			
144	2015/1677 /HSE	Portway Steps Vicarage Street Frome Somerset BA11 1PX	Market	Miss Sasha Butler	Removal of lean to out building / store, and erection of single storey extension.	Conrad Rodzaj	Householder	Decision to be left to the Planning Officer following consultation responses.
145	2015/1763 /FUL	Frome Leisure Centre Princess Anne Road Frome Somerset BA11 2SA	College	Mr Anthony Cawley	The use of Frome Leisure Centre remains the same, with a new proposed new glazed wall extension to create new main entrance & reception area for public entry to the Leisure Centre.	James U'Dell	Full Application	Fully support the investment and refurbishment of the building, but request clarification of the ground levels to show suitable disabled access to the main entrance



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