



# FROME TOWN COUNCIL

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

Date: Thursday 14th April 2016

Time: 6.30pm

Venue: Elliott Building, Frome Town Hall, Christchurch Street West, BA11 1EF

**Present:**

Frome Town Councillors: Richard Ackroyd, Colin Cobb, Pippa Goldfinger, Shelia Gore & Al O’Kane  
Mendip District Councillors: Des Harris

**In attendance:**

Members of the public: 7  
Jane Llewellyn, Planning & Development Officer  
Hannah Paniccia, Finance & Administration Apprentice

Minute Ref	Agenda Item	Action
2016/023P	<p><b>1 QUESTIONS, COMMENTS AND INFORMATION FROM THE PUBLIC</b></p> <p>Application FTC Ref 061 was raised as a problem due to overlooking adjacent properties and gardens and obstructing light.</p> <p>The neighbours of the house would feel uncomfortable as the people living in the house will be able to look directly into their houses.</p> <p>Des Harris mentioned the congestion on Selwood Road if construction was to take place due to vehicles being stationed on Selwood Road.</p> <p>Jane Llewellyn suggested that a construction management plan would be able to help traffic.</p>	
2016/024P	<p><b>2 DECLARATION OF MEMBERS’ INTERESTS AND TO AGREE THE MINUTES OF THE PREVIOUS MEETING</b></p> <p><b>APOLOGIES FOR ABSENCE</b></p> <p>Nick White Cath Puddick Colin Cobb (Arrived Late) Richard Ackroyd (Arrived Late) Al O’Kane (Left Early)</p> <p><b>DECLARATION OF MEMBERS INTERESTS</b></p> <p>Sheila Gore application FTC Ref 064 Pippa Goldfinger application FTC Ref 059 and 064</p> <p><b>MINUTES</b></p> <p>The minutes of the Planning Advisory Group meetings held on 24 March 2016 were agreed and signed by the Chair.</p>	
2016/025P	<p><b>3 TO RECEIVE A LIST OF DECISIONS MADE BY MENDIP DISTRICT COUNCIL SINCE THE LAST MEETING APPENDIX 1</b></p> <p>Received</p>	



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2016/026P	<b>4 TO CONSIDER THE PLANNING APPLICATIONS RECEIVED SINCE THE LAST MEETING</b> ID 062	
2016/027P	<b>5 TO DISCUSS WHAT CAN BE DONE TO CHALLENGE VIABILITY ASSESSMENTS</b> Neil Howlett gave a talk about viability assessments.	
2016/028P	<b>6 DATE OF NEXT MEETING</b> The next meeting will be Thursday 5 May 2016 the venue is yet to be confirmed.	
2016/029P	<b>Additional discussion</b> Neil Howlett mentioned the plans for 8 Stony Street. Planning panel agreed that five fire exits in a row look dull and unimaginative. Large opening window at street level will create lots of noise.	

The Chair closed the meeting at 8.10pm



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MDC Reference	Date Received	Comments Due	Address	Ward	Applicant	Description	Category	Planning Officer	Type	Planning Meeting	Resolved FTC
2016/0555/FUL	18/03/2016	06/04/2016	Garland Court Westfield Road Frome Somerset BA11 4HY	Frome Park	Mr Desmond Farmer	Window replacement works	DEL	Carlton Langford	Full Application	14/04/2016	Decision to be left to Planning Officer following consultation responses
2016/0188/ADV	18/03/2016	06/04/2016	Frome Leisure Centre Princess Anne Road Frome Somerset BA11 2SA	Frome College	Mr Anthony Cawley	Application for consent to display and advertise at Frome Leisure Centre.	DEL	Lorna Elstob	Application to Display Adverts	14/04/2016	Decision to be left to Planning Officer following consultation responses
2016/0569/HSE	23/03/2016	08/04/2016	The Gables Welshmill Lane Frome Somerset BA11 3AL	Frome Market	Mr Martin Walsh	Loft conversion with 2no pitched roof dormers to the rear and side elevation	DEL	Lorna Elstob	Householder Application	14/04/2016	Decision to be left to Planning Officer following consultation responses
2016/0618/HSE	23/03/2016	08/04/2016	17 Blackbird Way Frome Somerset BA11 2UR	Frome College	Ms Deanna Soane	Proposed car port (side)	DEL	Lorna Elstob	Householder Application	14/04/2016	Decision to be left to Planning Officer following consultation responses
2016/0584/HSE	23/03/2016	08/04/2016	18 Churchward Drive Frome BA11 2XL	Frome Berkley Down	Mr William Pearn	Two storey extension from the rear elevation	DEL	Lorna Elstob	Householder Application	14/04/2016	Decision to be left to Planning Officer following



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											consultation responses
2016/0641/OTS	30/03/2016	18/04/2016	79 Keyford Frome Somerset BA11 1JP	Frome Keyford	Miss Y Gao	Outline Planning Permission sought for access, scale and appearance with other matters reserved for the erection of a single dwelling house	DEL	James U'Dell	Outline - Some Matters Reserved	14/04/2016	Decision to be left to Planning Officer following consultation responses
2016/0515/HSE	30/03/2016	18/04/2016	4 Avenue Road Frome Somerset BA11 1RP	Frome Keyford	Miss Rachel Haughey	Dormer loft extension & refurbishment of existing single storey including raising roof	DEL	Carlton Langford	Householder Application	14/04/2016	Decision to be left to Planning Officer following consultation responses
2016/0577/HSE	30/03/2016	18/04/2016	75 Pedlars Grove Frome Somerset BA11 2SX	Frome College	Mr & Mrs David Dunn	Proposed single storey extension to front, side and rear of existing bungalow	DEL	Conrad Rodzaj	Householder Application	14/04/2016	Decision to be left to Planning Officer following consultation responses



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2016/0694/HSE	31/03/2016	19/04/2016	84A Selwood Road Frome Somerset BA11 3BP	Frome Market	Mrs Merriel Brown	Proposed extension (north east) and internal alterations. Identical to approved application 2012/2761	DEL	Lorna Elstob	Householder Application	14/04/2016	<p>We received representations from 4 residents at the Planning Advisory who are concerned about overlooking of their properties. It may be appropriate for some of the windows to be obscured glass if considered necessary.</p> <p>The location of the property will make it very difficult for construction, concern was raised over the disruption to neighbouring properties during the construction works including traffic congestion. If possible we</p>
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											would like to see a construction management plan submitted or conditioned, to include vehicle delivery times.
2016/0558/FUL	06/04/2016	22/04/2016	John Snelgrove Limited Victoria Road Frome Somerset BA11 1RR	Frome Keyford	John Snelgrove Transport Limited	Redevelopment of transport depot comprising 9 dwellings, office building and associated external works.	DEL	James U'Dell	Full Application	14/04/2016	We are pleased to see that the scheme includes an office building with the potential to provide more employment than the existing use, we would however question the location of the office building within the scheme as it would make plot 9 unviable for the occupants. There is a danger that in



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										<p>this location the office use would not be attractive to future occupants. It would make more sense for the office building to be in the location of plots 1 &amp; 2 with a separate entrance keeping the two uses separate.</p> <p>The Layout of the site is not in keeping with the grain of the surrounding area and does not make the best use of the site and irrespective of the above comments it is not necessary for the site to be split in two.</p>
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2016/0749/HSE	07/04/2016	26/04/2016	3 Lynfield Road Frome Somerset BA11 4JB	Frome Oakfield	Mrs And Miss D And S Landall And Rossiter	Side and rear elevation extension with alterations to front elevation	DEL	Lorna Elstob	Householder Application	14/04/2016	Decision to be left to Planning Officer following consultation responses
2016/0663/HSE	07/04/2016	26/04/2016	15 Summer Hill Frome Somerset BA11 1LT	Frome Keyford	Mrs HELEN JOHNSTONE	REMOVAL OF EXISTING POLY-CARBONATE AND UPVC INFILL EXTENSION, & MASONRY SINGLE STOREY STRUCTURE AT REAR. NEW SINGLE STOREY REAR EXTENSION TO TERRACED DWELLING.	DEL	Lorna Elstob	Householder Application	14/04/2016	Decision to be left to Planning Officer following consultation responses





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