



FROME TOWN COUNCIL

making Frome a better place



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

Date: Thursday 8th September 2016
 Time: 6.00pm
 Venue: The Saxonvale Centre, Garsdale, Frome BA11 1RZ

Present:

Frome Town Councillors: Richard Ackroyd, Colin Cobb, Pippa Goldfinger & Shelia Gore
 Mendip District Councillors: Des Harris, Damon Hooton

In attendance:

Members of the public: 8
 Presenters: 1
 Jane Llewellyn, Planning & Development Officer
 Hannah Paniccia, Finance & Administration Apprentice

| Minute Ref | Agenda Item | Action |
|------------|---|--------|
| 2016/051P | 1 QUESTIONS, COMMENTS AND INFORMATION FROM THE PUBLIC None | |
| 2016/052P | 2 DECLARATION OF MEMBERS’ INTERESTS AND TO AGREE THE MINUTES OF THE PREVIOUS MEETING APOLOGIES FOR ABSENCE Nick White Richard Ackroyd (Arrived at 6.05pm) DECLARATION OF MEMBERS INTERESTS ID 182 – All Cllrs as the land is owned by FTC ID 177 – Cllr Cobb was the architect for the plans MINUTES The minutes of the Planning Advisory Group meeting held on 28 July 2016 were agreed and signed by the Chair. | |
| 2016/053P | 3 FOR DISCUSSION: PRESENTATION FROM ABI MCGILLIVRAY ARCHITECTURE – CROWN GARDENS PROJECT Abi McGillivray presented plans for a new dwelling in the Keyford area. She has shown the plans to nine neighbours all who support the application. Abi also has shown them to Jane a Conservation Officer at Mendip District Council who does not support the application. Abi would like to improve access and parking for other residents. Abi has said that she has designed the building to match the stone of the other buildings but not the windows as there isn’t a constant theme to match and the plans give a softer garden timber view. Abi mentioned that the public benefit is huge. Cllr Cobb mentioned that back land development in Keyford is popular. Cllr Goldfinger said that the site is currently unused and is an eyesore. The existing footpath will be looked over in a good way by the dwelling. The Planning Advisory Group said that they fully support what was presented to them by Abi. | |
| 2016/054P | 4 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED APPENDIX 1 ID 170 ID 174 ID 175 ID 177 – Cllr Cobb left the room when this was discussed ID 179 ID 182 – A member of the public wanted more information | |



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| 2016/055P | 5 DATE OF NEXT MEETING Thursday 20 October 2016 2016 at 6.00pm The Saxonvale Centre, Garsdale, Frome BA11 1RZ | |
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The Chair closed the meeting at 7.25pm.

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| ID | MDC Reference | Address | Ward | Applicant | Description | Planning Officer | Type | Resolved FTC |
|-----|---------------|---|---------------|----------------------------------|--|------------------|------------------------------------|--|
| 167 | 2016/1145/FUL | 79 Keyford Frome Somerset BA11 1JP | Frome Keyford | Miss Y Gao | Demolition of lean to structures and conversion of garage to form new single dwellinghouse (As amended by drawings received on the 8 Aug 2016). | Carlton Langford | Full Application | Decision to be left to Planning Officer following consultation responses |
| 168 | 2016/0558/FUL | 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. Revised plans received 29th July 2016 including alterations to Plots 1 and 2. | James U'Dell | Full Application | The amended plans have not overcome our original objections |
| 169 | 2016/1942/FUL | 2-60 (Even) And 78-88 (Even) Ecos Court Frome Somerset BA11 1HZ | Frome Park | Mr Desmond Farmer | Window and door replacement works | Lorna Elstob | Full Application | Decision to be left to Planning Officer following consultation responses |
| 170 | 2016/1681/HSE | 13 Long Ground Frome BA11 1PJ | Frome Keyford | Mr Chris Pig | Retrospective approval for the scheme which was built but not fully compliant with planning permission 2015/1665/HSE for an artist's studio situated in the garden | Lorna Elstob | Householder Application | Fully support the retrospective application |
| 171 | 2016/1957/VRC | 8 Stony Street Frome Somerset BA11 1BU | Frome Market | Mr Peter White | Application for the variation of conditions 2 of permission 2015/2966/FUL to include erection of flue, changes to the rear top floor window within rear elevation, creation of roof terrace, fascia changes including creation of planter above fenestration of restaurant and changes to the restaurant front door. | Carlton Langford | Variation or Removal of Conditions | Decision to be left to Planning Officer following consultation responses |



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| 172 | 2016/1809/HSE | Windemere 37 Rossiters Road Frome BA11 4AJ | Frome Park | Mr & Mrs Pete & Sue Nowson | Refurbishment of existing sunroom | Lorna Elstob | Householder Application | Decision to be left to Planning Officer following consultation responses |
| 173 | 2016/2074/LBC | 79 Keyford Frome Somerset BA11 1JP | Frome Keyford | Miss Y Gao | Demolish lean to structures and conversion of garage forming new single dwelling house. | Carlton Langford | Listed Building Consent | |
| 174 | 2016/2022/FUL | 38 Trinity Street Frome BA11 3DE | Frome Market | Mr Marcus Squires | Conversion and alterations of redundant public house and external store to form 3 No. dwellings | Oliver Marigold | Full Application | No Objection to the creation of the dwellings, but would prefer that the windows are not UPVC |
| 175 | 2016/0990/REM | Land Northwest Of Critch Hill Frome Somerset | Frome Oakfield | Mr Jack Broadway | Application for Reserved Matters for 11no Dwellings at Land Northwest Of Critch Hill, Frome, Somerset (as amended by revised Plans received on the 9 Aug 2016) | Carlton Langford | Reserved Matters Application | The amended plans have not overcome our original objections, again we fully support the comments of the Frome Civic Society |
| 176 | 2016/1703/LBC | 14 Bath Street Frome Somerset BA11 1DN | Frome Market | Ms Alison Harvey | Removal of all pine boards to the main bedroom, landing area and second bedroom on the first floor to be replaced with reclaimed elm boards | Howard Warren | Listed Building Consent | Decision to be left to Planning Officer following consultation responses |
| 177 | 2016/1997/HSE | 9 Locks Hill Frome BA11 1NA | Frome Keyford | Mr Simon Morrissey | Demolition of existing garage/shed building and erection of new garden room and workshop/store at rear of domestic property | Lorna Elstob | Householder Application | No Objection |
| 178 | 2016/2023/HSE | 16 Victoria Road Frome BA11 1RR | Frome Keyford | Mr Matthew Walker | Single storey extension from the rear elevation | Lorna Elstob | Householder Application | Decision to be left to Planning Officer following consultation responses |



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| 179 | 2016/2010/OTS | The Weaver 6 The Butts Frome BA11 4AA | Frome Park | Mr Jeremy Knight | 5 No. new houses formed by a short terrace of 2 and 3 houses plus a rear car park for 5 No. cars | James U'Dell | Outline - Some Matters Reserved | Recommend refusal - The site is not suitable for 5 houses and the position of the units fronting the Butts will have an adverse impact on the adjoining property by blocking the kitchen window. The Building line would should follow that of the properties on Somerset Road. It does not comply with SCC parking standards and the area already has parking issues. In order to fully assess the impact the proposal will have on the adjoining properties a full application of further details should be requested, the indicative materials shown are not appropriate for the area. |
| 180 | 2016/2134/HSE | 4 Bath Road Frome Somerset BA11 2HD | Frome College | Mrs Joanna Vening | New access to 4 Bath Rd, Frome through boundary wall on the west aspect (retrospective) | Lorna Elstob | Householder Application | Decision to be left to Planning Officer following consultation responses |
| 181 | 2016/2098/VRC | 25 Christchurch Street West Frome BA11 1EB | Frome Market | Mr Corcoran | Application for the variation of condition 3 (detailed ground investigations) on appeal reference APP/Q3305/W/14/2229189, relating to planning application 2013/0724, to allow for alter ground investigation arrangements. | Carlton Langford | Variation or Removal of Conditions | Decision to be left to Planning Officer following consultation responses |
| 182 | 2016/1965/FUL | Land At Garsdale Frome BA11 1RZ | Frome Market | Miss Jane Llewellyn | Relocation of 2 existing 6m x 2.5m Storage Containers and the siting of 2 x 6m x 2.5m and 2 x 12m x 2.5m Storage | Conrad Rodzaj | Full Application | The Town Council is the applicant and recommends approval. |



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| | | | | | Containers for a temporary period of 3 years. | | | |
| 183 | 2016/1924/HSE | 84 Locks Hill Frome Somerset BA11 1NG | Frome Keyford | Mr Robin Turner | Conversion of flat roof elevations of garage/front entrance door and lounge bay window to pitch tiled roof elevations | Conrad Rodzaj | Householder Application | Decision to be left to Planning Officer following consultation responses |

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