



# FROME TOWN COUNCIL

*making Frome a better place*



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

Date: Thursday 20th April 2017  
 Time: 7.00pm  
 Venue: Frome Town Hall, Christchurch Street West, Frome BA11 1EB

**Present:**

Frome Town Councillors: Richard Ackroyd, Gary Collinson, Pippa Goldfinger, Shelia Gore and Nick White

Mendip District Councillors: Damon Hooton and Helen Sprawson-White

**In attendance:**

Members of the public: 7

Presenters: 2

Jane Llewellyn, Planning & Development Officer

Hannah Paniccia, Finance & Administration Apprentice

Minute Ref	Agenda Item	Action
2016/084P	<b>1 QUESTIONS, COMMENTS AND INFORMATION FROM THE PUBLIC</b> None	
2016/085P	<b>2 DECLARATION OF MEMBERS’ INTERESTS AND TO AGREE THE MINUTES OF THE PREVIOUS MEETING</b> <b>APOLOGIES FOR ABSENCE</b> Colin Cobb Shelia Gore (Left early) <b>DECLARATION OF MEMBERS INTERESTS</b> None <b>MINUTES</b> The minutes of the Planning Advisory Group meeting held on 30 March 2017 were agreed and signed by the Chair.	
2016/086P	<b>3 TO RECEIVE A PRESENTATION AND DISCUSS THE PLANNING APPLICATION FOR LAND AT VALLIS ROAD, FROME – REF 2017/0122/FUL</b> Nick Calvert and his planning consultant Alex presented a presentation of their new plans for the land at Vallis Road. They have made the viability report available to the public. The three-storey community area has now changed to eight ground floor units due to a demand in the area. They have also changed the roofs so they fit in with what is already in the area. They have reserved the pathway to the playing fields, it was requested that the pathway was wheelchair friendly but due to the gradient they will need to have steps. There were questions from the public regarding why the plans do not include affordable housing. The Planning Advisory Groups’ response to this application is below.	
2016/087P	<b>4 TO CONSIDER A RESPONSE TO THE HOUSING WHITE PAPER CONSULTATION – QUESTIONS CIRCULATED BY NALC APPENDIX 1</b> It was agreed that Jane would send an email round then the members of the Planning Advisory Group will comment. The members of PAG agreed that an appeal fee would be a good idea but it would have to have various costs to relate to the application.	
2016/088P	<b>5 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED APPENDIX 2</b> ID 335	



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	ID 343 ID 348	
<b>2016/089P</b>	<b>6 DATE OF NEXT MEETING</b> The next meeting will be at 7pm on 11 May 2017 in the Council Chamber, Frome Town Hall, Christchurch Street West, Frome BA11 1EB	

The Chair closed the meeting at 8.50pm

## **2017/0722/FUL**

Land At Vallis Road Frome BA11 3EN

Sustainable Britain Ltd

### **Mixed use development of 64 no. dwellings with associated community hub (Use Class D1), parking, landscaping, open space and associated works (Re-Submission)**

Frome Town Council, Planning Advisory Group 20/4/2017, received a presentation from Nick Calvert of Sustainable Britain on their revised application.

Present at the meeting were 6 members of the public, Frome Chamber of Commerce and Mendip Ward Cllrs Helen Sprawson-White & Damon Hooton.

We object to the proposals unless the following concerns can be addressed.

#### **Employment**

The site is identified as a “valuable employment site” in the Frome Neighbourhood Plan; made December 2016 and is covered by Policy BE1. The application currently does not provide any employment opportunities and we would request that the Community Hub identified for D1 uses be changed to B1 to provide some employment on this site. The need for B1 units has been identified in the Frome Land and Property study; March 2017 commissioned by Frome Town Council.

#### **Affordable Housing**

We are disappointed that the viability assessment does not allow for any Affordable Housing on site. Mendip is failing to deliver its affordable housing target year-on-year. Frome is also experiencing one of the sharpest increases in house prices in the country creating a local housing crisis.

We request that the Viability Assessment is thoroughly examined and additionally that any uplift in house prices at the point of sale, should be paid as an offsite Affordable Housing contribution.

#### **Design**

Several of those present at the meeting commented that they felt the design of the development is quite “stark”.

The original scheme was of a higher design quality than the current scheme which is disappointing.

There is concern the proposed 3 storey fronted houses on Vallis Road adjacent to the existing roundabout. These houses have steep front steps leading down to a busy road.



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## Highways/parking

There are concerns that there will be on-street parking in front of the 3 houses on Vallis Road (the allocated parking spaces for these properties are at the rear of the houses). We would like to see double yellow lines along this stretch of road and request that Somerset County Council to put a TRO in place for this.

The inclusion of a "Car Club" car on site is welcomed.

The proposed path that links to the Cottles Oak play area is shown as steps, the path should be suitable for all users including pushchair and wheelchair access.

Unless all our concerns are addressed we recommend refusal.

If approved, we request that MDC and the Sustainable Britain give Frome Town Council the opportunity to comment on the discharge of conditions relating to materials and landscaping.

Jane Llewellyn, Planning Manager, Frome Town Council  
On behalf of the Planning Advisory Group

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ID	MDC Reference	Address	Ward	Applicant	Description	Planning Officer	Type	Consultation Response	Resolved FTC
331	2017/0722/FUL	Land At Vallis Road Frome BA11 3EN	Frome Oakfield	Sustainable Britain Ltd	Mixed use development of 64 no. dwellings with associated community hub (Use Class D1), parking, landscaping, open space and associated works (Re-Submission)	James U'Dell	Full Application	20/04/2017	Comments to follow in separate letter
332	2017/0822/TCA	Apartment 3 West Hill House West End Frome BA11 3AD	Frome Market	Mrs Rhona Haslewood	Removal of self-seeded sycamore tree. The intention is to terrace the embankment thus creating a flat area where a tree of a more appropriate species will be planted	Bo Walsh	Works/Felling Trees in a CA	20/04/2017	Decision to be left to tree officer following consultation responses
333	2017/0812/HSE	6 Sunnyside Frome BA11 1LD	Frome Keyford	Mr Oisin Hanrahan	Internal alterations to existing residential property within conservation area. Demolition of existing rear utility extension. Addition of new rear utility extension.	Lorna Elstob	Householder Application	20/04/2017	Decision to be left to planning officer following consultation responses



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					Works on existing roof; addition of 2 roof-lights.				
334	2017/0791/FUL	Masons Arms Marston Road Frome BA11 4DJ	Frome Park	Mr Rowan Edwards	Provision of two external walk-in freezers and a lean-to structure	Carlton Langford	Full Application	20/04/2017	Decision to be left to planning officer following consultation responses
335	2017/0801/HSE	21 Somerset Road Frome BA11 1HB	Frome Park	Mrs ROSEY ECOB	PROPOSED NEW SINGLE STOREY REAR EXTENSION	Lorna Elstob	Householder Application	20/04/2017	Decision to be left to planning officer following consultation responses
336	2017/0665/LBC	19 Keyford Frome BA11 1JW	Frome Keyford	Mr & Mrs Christopher and Cherry Last	Replacement of existing timber and upvc casement windows and general repairs to a Listed Building including replacement of window with french doors.	Rob Palmer	Listed Building Consent	20/04/2017	Decision to be left to planning officer following consultation responses
337	2017/0710/HSE	8 Stoneleigh Rise Frome BA11 2JR	Frome College	Mr & Mrs D Perrett	Extensions and alterations to dwelling	Lorna Elstob	Householder Application	20/04/2017	Decision to be left to planning officer following consultation responses



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338	2017/0606/HSE	2 Rossiters Hill Frome BA11 4AL	Frome Keyford	Ms PAULA MOORE	Demolition of existing rear lean-to and erection of new rear single storey extension to dwelling	Lorna Elstob	Householder Application	20/04/2017	Decision to be left to planning officer following consultation responses
339	2017/0885/TCA	The Blue House The Bridge Frome Somerset BA11 1AP	Frome Market	Wendy Kent	Works to group of trees in a conservation area.	Bo Walsh	Works/Felling Trees in a CA	20/04/2017	Decision to be left to Tree Officer following consultation responses
340	2017/0723/HSE	23 The Grove Frome BA11 4BP	Frome Park	Mr & Mrs Hares	Single Storey Side + Front Extension to form Granny Annexe	Lorna Elstob	Householder Application	20/04/2017	Decision to be left to planning officer following consultation responses
341	2017/0760/HSE	55 Critchill Road Frome Somerset BA11 4HF	Frome Park	Mr Rob Maxfield	Proposed rear single storey flat roof extension.	Lorna Elstob	Householder Application	20/04/2017	Decision to be left to planning officer following consultation responses
342	2017/0709/HSE	25 Vallis Road Frome BA11 3EE	Frome Oakfield	Mr & Mrs Lindley	Single storey rear extension	Lorna Elstob	Householder Application	20/04/2017	Decision to be left to planning officer following consultation responses
343	2017/0702/FUL	Units 15 & 16 And First Floor Of Units 12 - 14 Westway	Frome Market	Corinium Gym Ventures 3	Change of use from A1 retail and B8 Storage and distribution to a 24	Anna Clark	Full Application	20/04/2017	Fully support this proposal to bring new uses and to add to the night



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		Frome BA11 1BS			hour gym (Use Class D2).				time economy of this area
344	2017/0093/HSE	10 Redland Terrace Frome BA11 1HT	Frome Keyford	Ms Stephanie Cloete Cloete	Replace all UPVC windows (bay, first and second floor at the front, first and second floor at the rear) with timber frame double windows. Replace door.	Lorna Elstob	Householder Application	20/04/2017	Decision to be left to planning officer following consultation responses
345	2017/0707/LBC	North Hill North Parade Frome BA11 2AB	Frome Market	Mr & Mrs Webster	Removal of existing conservatory. Erection of timber and double glazed garden room.	Rob Palmer	Listed Building Consent	20/04/2017	Decision to be left to planning officer following consultation responses
346	2017/0703/FUL	16 Stourton View Frome BA11 4DY	Frome Park	Mr & Mrs HAWKES	PROPOSED 3 BEDROOM DWELLING TO SIDE OF EXISTING PROPERTY	Carlton Langford	Full Application	20/04/2017	Decision to be left to planning officer following consultation responses
347	2017/0351/HSE	8 Mendip Drive Frome BA11 2HS	Frome College	Mr & Mrs Mawdsley	Single storey side extension and the Creation of 2 dormer windows in existing roof.	Lorna Elstob	Householder Application	20/04/2017	Decision to be left to planning officer following consultation responses
348	2017/0266/FUL	Oakfield Academy Oakfield Road Frome	Frome Oakfield	Mrs Sarah Wells	Erection of four 8m high floodlight columns and associated alterations	Lorna Elstob	Full Application	20/04/2017	Decision to be left to planning officer following



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		Somerset BA11 4JF							consultation responses
349	2017/0763/TCA	46 Weymouth Road Frome Somerset BA11 1HH	Frome Park	Mr Fooks	T1 - apple tree - reduce by 20% T2 - apple tree - fell T3 - willow tree - reduce by 2m	Bo Walsh	Works/Felling Trees in a CA	20/04/2017	Decision to be left to tree officer following consultation responses
350	2016/3052/LBC	13 Catherine Hill Frome Somerset BA11 1BZ	Frome Market	Mr Christopher Betty	Fix a restricted parking zone sign to the right of the stall riser of the ground floor shop window.	Rob Palmer	Listed Building Consent	20/04/2017	Decision to be left to planning officer following consultation responses
351	2017/0353/LBC	19A Paul Street Frome Somerset BA11 1DT	Frome Market	Ms Francoise Portail	Upgrade and extension to existing exit flue. Filling in of glass panel opening.	Lorna Elstob	Listed Building Consent	20/04/2017	Decision to be left to planning officer following consultation responses
352	2017/0352/FUL	19A Paul Street Frome Somerset BA11 1DT	Frome Market	Ms Francoise Portail	Upgrade and extension to existing exit flue. Filling in of glass panel opening.	Lorna Elstob	Full Application	20/04/2017	Decision to be left to planning officer following consultation responses
353	2017/0569/HSE	17A Bath Road Frome Somerset BA11 2HJ	Frome College	Mr + Mrs Kenneth Low	Proposed detached garage	Carlton Langford	Householder Application	20/04/2017	Decision to be left to planning officer following consultation responses
354	2017/0550/HSE	24 Bath Road Frome BA11 2HH	Frome College	Ms Suzanne Whitelock	Creation of driveway with access and parking for two cars	Carlton Langford	Householder Application	20/04/2017	Decision to be left to planning officer following





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					using the existing front garden.				consultation responses
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