



# FROME TOWN COUNCIL

*making Frome a better place*



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

Date: Thursday 11th May 2017

Time: 7.00pm

Venue: Frome Town Hall, Christchurch Street West, Frome BA11 1EB

**Present:**

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

Mendip District Councillors: Des Harris

**In attendance:**

Members of the public: 6

Presenters: 1

Hannah Paniccia, Finance & Administration Apprentice

Minute Ref	Agenda Item	Action
2016/090P	<p><b>1 QUESTIONS, COMMENTS AND INFORMATION FROM THE PUBLIC</b></p> <p>A member of the public mentioned that there is a shrub hanging onto the pavement along near Downing Press on Christchurch Street. Cllr Ackroyd mentioned that there was a Keep Frome Clean meeting earlier today and issue similar to this were raised. The resident also mentioned that Blind House Lane still hasn't been cleaned and has lots of litter and leaves.</p> <p>Another resident mentioned that the gully on Somerset Road and Butts Hill has been cleaned out. The resident also said the shrine on Clink Road is distracting to drivers and that young people drive unsafely on Clink Road late at night. This will be reported to Berkley Parish Council.</p> <p>Cllr Goldfinger read out an email received from Cllr Adam Boyden regarding application 2017/0882/APP. The members of the Planning Advisory Group all fully support Cllr Boyden's comments.</p>	
2016/091P	<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>Cllr Gore (Arrive 19.05pm)</p> <p><b>DECLARATION OF MEMBERS INTERESTS</b></p> <p>Cllr Ackroyd is currently the chair of Frome's Missing Link</p> <p><b>MINUTES</b></p> <p>The minutes of the Planning Advisory Group meeting held on 20 April 2017 were agreed and signed by the Chair.</p>	
2016/092P	<p><b>3 TO RECEIVE A PRESENTATION FROM GRANT GELLATLY REGARDING FROME MISSING LINK</b></p> <p>It was agreed for Frome's Missing Link to liaise with Peter Wheelhouse, Economic Development &amp; Regeneration Manager &amp; Deputy Town Clerk, and then to present to Full Council.</p>	
2016/093P	<p><b>4 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED APPENDIX 1</b></p> <p>ID 355</p> <p>ID 361</p> <p>ID 362</p>	



# FROME TOWN COUNCIL

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	ID 366 ID 368 ID 369 ID 371 ID 373 ID 374 ID 375	
<b>2016/094P</b>	<b>5 DATE OF NEXT MEETING</b> The next meeting will be at 7pm on 1 June 2017 in the Council Chamber, Frome Town Hall, Christchurch Street West, Frome BA11 1EB	

The Chair closed the meeting at 8.35pm

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ID	MDC Reference	Address	Ward	Applicant	Description	Planning Officer	Type	Consultation Response	Resolved FTC
355	2017/0922/LBC	3 Gentle Street Frome BA11 1JA	Frome Market	Aster Group	Conversion of an existing garage building (curtilage listed) to form a 2 bedroom dwelling and associated parking	Carlton Langford	Listed Building Consent	11/05/2017	Object: None of our previous concerns have been addressed. It is an unsuitable place for a dwelling as the front door would be a blind spot for drivers which would be dangerous.
356	2017/0907/HSE	8 New Buildings Frome Somerset BA11 1PB	Frome Keyford	Mr Christopher Hardy	Raise roof of the rear lean to by 0.5m, fitting of 2no french doors, 6no rooflights and internal alterations.	Lorna Elstob	Householder Application	11/05/2017	Decision to be left to planning officer following consultation responses
357	2017/0824/LBC	Argyll House Bath Street Frome BA11 1DP	Frome Market	Mr Ian Callaway	Regularise minor internal and external alterations following approval in November 2013, including provision of annex.	Jayne Boldy	Listed Building Consent	11/05/2017	Decision to be left to planning officer following consultation responses
358	2017/0823/FUL	Argyll House Bath Street Frome BA11 1DP	Frome Market	Mr Ian Callaway	Regularise minor internal and external alterations following approval in November 2013, including provision of annex.	Jayne Boldy	Full Application	11/05/2017	Decision to be left to planning officer following consultation responses



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359	2017/0608/LBC	8 Sunnyside Frome BA11 1LD	Frome Keyford	Mr Ian Duncan	Replace felt roof of single-storey rear extension with a new membrane, including replacing the timber decking, installing insulation boards, black rubber waterproof membrane, fascia and bargeboards, guttering renewed and new lead cover flashing would be fitted.	Howard Warren	Listed Building Consent	11/05/2017	Decision to be left to planning officer following consultation responses
360	2017/0783/LBC	Fromefield Post Office 18 Fromefield Frome BA11 2HE	Frome College	Mr Pow- Jones	Replace 6no windows	Rob Palmer	Listed Building Consent	11/05/2017	Decision to be left to planning officer following consultation responses
361	2017/0084/FUL	38 Larchfield Close Frome BA11 2UG	Frome College	Mr Ian Chedgy	Erection of new dwelling	Carlton Langford	Full Application	11/05/2017	Decision to be left to planning officer following consultation responses
362	2017/0968/FUL	Land Adjacent 12 Orchardleigh View Frome Somerset	Frome Market	Mr And Mrs H Venables	Erection of detached dwelling	Carlton Langford	Full Application	11/05/2017	Decision to be left to planning officer following consultation responses
363	2017/0866/HSE	7 Sunnyside Frome BA11 1LD	Frome Keyford	Mr & Mrs Davis- Downs	Erection of single storey rear extension to replace existing lean-to; replacement	Howard Warren	Householder Application	11/05/2017	Decision to be left to planning officer following consultation responses



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					of existing large window in kitchen with new timber single-glazed doors; and opening up of alcove to place new sash window.				
364	2017/0975/TCA	Church Of St Mary Innox Hill Frome BA11 2LN	Frome Market	Church Warden Len Taylor	Copper Beech T1, T2, T3 and T4- Reduce height by approximately 3m, Remove deadwood. Copper Beech T5- Reduce lower lateral branches on church side by approximately 3m and balance crown. Remove deadwood. Copper Beech T6- Reduce crown by approximately 3m and long laterals over the road by approximately 4m. Remove deadwood. Copper Beech T7- Remove deadwood. Copper Beech T8 - has been felled. Copper Beech T9-	Bo Walsh	Works/Felling Trees in a CA	11/05/2017	Decision to be left to planning officer following consultation responses



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					Reduce long lateral branches over the road by approximately 4m. Remove deadwood. Balance crown.				
365	2017/1111/HSE	13 Avenue Road Frome Somerset BA11 1RP	Frome Keyford	Mr And Mrs Pete Davis	Erection of single storey rear extension.	Carlton Langford	Householder Application	11/05/2017	Decision to be left to planning officer following consultation responses
366	2017/1034/FUL	Hazon Clink Road Frome BA11 2EQ	Frome Berkley Down	Gregg Poulter	Erection of two-storey low energy house with garage; modification to access and addition of new garage to existing house.	Carlton Langford	Full Application	11/05/2017	Decision to be left to planning and tree officer following consultation responses
367	2017/0972/TCA	Christ Church Christchurch Street West Frome BA11 1EH	Frome Park	Church Warden Brian Bullock	Sycamores G1 T2 T3 - fell due to multi- stemmed structure and proximity to graves.	Bo Walsh	Works/Felling Trees in a CA	11/05/2017	Decision to be left to tree officer following consultation responses
368	2017/0656/FUL	Unit G Vallis Mills Trading Estate Robins Lane Frome Somerset BA11 3DT	Frome Oakfield	Mr Aurelijus Kilinskas	Change of use to hand car wash and valeting facility (sui-generis)	Anna Clark	Full Application	11/05/2017	Temporary planning permission if the drainage is adequate so the site can retain B class use.



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369	2017/0921/FUL	3 Gentle Street Frome BA11 1JA	Frome Market	Aster Group	Conversion of an existing garage building (curtilage listed) to form a 2 bedroom dwelling and associated parking.	Carlton Langford	Full Application	11/05/2017	Object: None of our previous concerns have been addressed. It is an unsuitable place for a dwelling as the front door would be a blind spot for drivers which would be dangerous.
370	2017/0867/LBC	7 Sunnyside Frome BA11 1LD	Frome Keyford	Mr & Mrs Davis- Downs	Erection of single storey rear extension to replace existing lean-to; replacement of existing large window in kitchen with new timber single-glazed doors; and opening up of alcove to place new sash window.	Howard Warren	Listed Building Consent	11/05/2017	Decision to be left to planning officer following consultation responses
371	2017/1126/FUL	Fern Villa Mount Pleasant Frome BA11 5BA	Frome Keyford	Mr & Mrs A Baber	Erection of Dwelling	Carlton Langford	Full Application	11/05/2017	Object: Too close to the boundary to the cheese factory which would have an impact on noise which may have a knock on effect to the industry. Overdeveloping the site.
372	2017/1004/HSE	4 Long Ground Frome BA11 1PJ	Frome Keyford	Mr & Mrs Dan McAllister	Proposed two storey rear extension	Carlton Langford	Householder Application	11/05/2017	Decision to be left to planning officer following consultation responses
373	2017/1007/FUL	1 Wickham Rise Frome BA11 2JJ	Frome Market	Mr & Mrs M McElhinney	Construction of two- storey house with garage and new vehicle access.	Carlton Langford	Full Application	11/05/2017	Decision to be left to planning officer following consultation responses



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374	2017/1116/VRC	Lidl Uk Gmbh Garsdale Frome Somerset BA11 1RX	Frome Market	Miss Jemma Cam	<p>Application to vary Condition 4 (Hours of Delivery) attached to 043985/019 (for the removal of Condition 4 of Permission 043985/016)</p> <p>Condition Number(s): Condition 4 - Hours of delivery</p> <p>Conditions(s) Removal:</p> <p>It is proposed that the condition be varied to enable later deliveries on Sundays, allowing Lidl to minimise the miles travelled for delivery vehicles in accordance with the company's sustainability objectives, to improve the efficiency and functionality of its existing stores across the UK, and to avoid any unnecessary</p>	Anna Clark	Variation or Removal of Conditions	11/05/2017	No Objection
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					<p>enforcement action. No deliveries shall take place to the site under any circumstances outside the hours of 0600 to 2200 hours Monday to Saturday and outside the hours of 0830 to 1900 on Sundays.</p> <p>Reason: To safeguard the amenities of neighbouring residents</p>				
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375	2017/1113/VRC	Lidl Uk Gmbh Garsdale Frome Somerset BA11 1RX	Frome Market	Miss Jemma Cam	<p>Application to vary Condition 2 (Opening Hours) attached to 043985/019 (removing condition 4 attached to 043985/016)</p> <p>Condition Number(s): Condition 2 - Opening Hours</p> <p>Conditions(s) Removal:</p> <p>It is proposed to vary the opening hours identified under Condition 2 to better meet the needs of Lidl's customers, accommodate Lidl's operational requirements, as the company seeks to improve the functionality of its existing stores across the UK, and to avoid any unnecessary potential enforcement action.</p>	Anna Clark	Variation or Removal of Conditions	11/05/2017	No Objection
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				<p>The store shall only be open for trading to the public between the hours of 0700 a.m. to 2200 p.m. Mondays to Saturday and 1000 a.m. to 1600 p.m. on Sundays. It shall not be open for trade beyond these specified hours.</p> <p>Reason: In view of the proximity of the site to residential properties the Local Planning Authority wish to ensure that there is no adverse effect of activity on or from the site on residential amenity.</p>				
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