

Planning Minutes 22 – 06 - 2017

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

Date: Thursday 22nd June 2017

Time: 7.00pm

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

Present:

Frome Town Councillors: Rich Ackroyd, Colin Cobb, Gary Collinson, Pippa Goldfinger, Tricia Golinski, Shelia Gore and Mel Usher

Mendip District Councillors: Des Harris

In attendance:

Members of the public: 7

Presenters: 1

Jane Llewellyn, Planning and Development Manager

Peter Wheelhouse, Economic Development and Regeneration Manager & Deputy Town Clerk

Hannah Paniccia, Finance and Administration Apprentice

Minute Ref	Agenda Item	Action
2016/099P	<p>1 QUESTIONS, COMMENTS AND INFORMATION FROM THE PUBLIC</p> <p>A resident mentioned that Blind House Lane has now been cleaned up.</p> <p>Another resident reported a large branch that has fallen on the grass near the toilet block on Gorehedge. This will be reported to the relevant authority.</p> <p>The old Frome Town Council sign is still up on 5 Palmer Street. A resident questioned when it will be taken down. Cllr Goldfinger suggested that it could be donated to the museum.</p> <p>A group of residents were concerned about Mendip District Council’s plans to put containers onto the Market Yard carpark. The members of the Planning Advisory Group only officially found out about this earlier in the day prior to the PAG meeting. It was said that MDC have not submitted their proposed plans yet but when they do residents will be able to send in their consultation responses. The residents were anxious that it will affect the economic sustainability and safety of the Cheese and Grain. It was stated by a resident that the Cheese and Grain is the only venue that has a high capacity of 850 people in Frome and this is only because of the fire escapes and the traffic free zone. It was suggested by another resident that a better place for the containers would be on the Saxonvale Garsdale site as 28 containers would fit. The resident said that the Cheese and Grain need the space due to ongoing developments e.g. exhibitions and markets. They believe that the containers could affect the Cheese and Grain greatly in a negative way.</p> <p>Frome Canoe Club had concerns as the information they have received was brief and if the containers are in front of the Canoe Club it will hide the building which may encourage crime and graffiti. The Canoe Club believe they would lose the pathway to the river due to the safety of the members. The Canoe Club’s mains electricity and water run underneath where the containers may be situated. They have had a leak in the past and are worried if this was to happen in the future.</p>	

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	<p>After hearing the concerns from the residents, it was suggested that Frome Town Council try to set up a meeting with MDC, The Cheese and Grain and The Canoe Club. Cllr Cobb said that the plans do not seem as bad as what was previously feared. The residents thought that MDC had plans to put 24 containers in the Market Yard Carpark, Peter Wheelhouse made it clear that what they saw earlier in the day was 20 containers not 24.</p>	
2016/100P	<p>2 DECLARATION OF MEMBERS' INTERESTS AND TO AGREE THE MINUTES OF THE PREVIOUS MEETING APOLOGIES FOR ABSENCE Nick White DECLARATION OF MEMBERS INTERESTS None MINUTES The minutes of the Planning Advisory Group meeting held on 1 June 2017 were agreed and signed by the Chair.</p>	
2016/101P	<p>3 TO RECEIVE A PRESENTATION FROM BAYLISS DESIGN REGARDING COMMERCE PARK APPLICATION 2017/1119/FUL The presenter was Rob from Curtin & Co.</p> <p>The proposed plans are for the land directly opposite the Premier Inn and Beefeater.</p> <p>Jane Llewellyn checked with MDC regarding the S106 but this should have been done at the time of outline consent.</p> <p>Jane asked if something could be done about the pathway from the housing estate to Commerce Park as it isn't surfaced all the way through and there isn't much lighting or signage. Rob said he would take this back to see if they could improve this in anyway.</p> <p>Cllr Golinski asked if there is going to be an electric car charging point. Rob said there hasn't been plans to have one as of yet, however there is a new legislation that will be coming in soon that all filling stations need to have one. He will take this back to see if one could be added. Cllr Goldfinger added that we have recently changed the car club to one that uses all electric cars so there will be a need for this.</p> <p>Cllr Goldfinger asked if there are going to be any PV panels on the roof Rob will ask if this is possible to fit these. Peter Wheelhouse mentioned that he could put Rob in touch with FRECO who may be able to help with the PV panels.</p> <p>Cllr Gore questioned if local suppliers could be considered rather than Subway and Budgens. Rob stated Peregrine have full control over what will be sold in Subway and Budgens. Budgens will link up with local food suppliers.</p> <p>Cllr Cobb would like them to have a higher aspiration of what the development will look like as the designs are quite basic at the moment. Rob said he will send some photos of other locations, the designs and he is happy for PAG to comment on what they would like to be improved.</p> <p>Public transport was mentioned, members of PAG were interested how workers would get there as the shop is 24 hours and Subway opens late. It was also asked if</p>	

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	<p>zero hour contracts were going to be used. Rob said that Peregrine do not use zero hour contracts.</p> <p>Cllr Goldfinger said that rubbish could be an issue but Rob said that there could be a commitment to litter pick at certain times. Lots of large take away businesses have this in their planning applications.</p> <p>Overall the Planning Advisory Group were happy with the application.</p>	
2016/102P	<p>4 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED APPENDIX 1</p> <p>ID 387 ID 394 ID 398</p>	
2016/103p	<p>5 DATE OF NEXT MEETING</p> <p>The next meeting will be at 7pm on 13 July 2017 in the Council Chamber, Frome Town Hall, Christchurch Street West, Frome BA11 1EB</p>	

The Chair closed the meeting at 8.25pm

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ID	MDC Reference	Address	Ward	Applicant	Description	Planning Officer	Type	Resolved FTC
385	2017/1517/LBC	23 Naishs Street Frome BA11 3BU	Frome Market	Miss Louise Thust	Relocate internal access to kitchen in an existing stud wall, remove stud partitioning around existing airing cupboard to increase the size of the bathroom and replace rotten external door with a like for like timber door.	Rob Palmer	Listed Building Consent	Decision to be left to planning officer following consultation responses
386	2017/1529/HSE	26 Milk Street Frome BA11 3DB	Frome Market	Mr & Mrs Pearson	Demolish & rebuild rear existing single story extension. New roof light to front	James U'Dell	Householder Application	Decision to be left to planning officer following consultation responses
387	2017/1528/HSE	23 Waterloo Frome BA11 3JB	Frome Market	Mr Martin Harris	2 storey extension and garage conversion	James U'Dell	Householder Application	No objection in principal, however concerned about the loss of the garage as a parking space and the potential need for more parking as a result of the additional bedrooms
388	2017/1464/HSE	32 Broadway Frome BA11 3HA	Frome Oakfield	Mrs Katie Mines	Rear (& side) single storey extension. The extension will replace the current conservatory/lean to. The extension will be single storey and finished in keeping with the current house.	Lorna Elstob	Householder Application	Decision to be left to planning officer following consultation responses
389	2017/1516/HSE	3 Rossiters Hill Frome BA11 4AL	Frome Keyford	Mr & Mrs T Gomes	Proposed single storey extension to dining area	James U'Dell	Householder Application	Decision to be left to planning officer following consultation responses
390	2017/1423/HSE	137 Marston Lane Frome BA11 4DS	Frome Park	Mr P Utton	First floor balcony to front of house	Lorna Elstob	Householder Application	Decision to be left to planning officer following consultation responses
391	2017/1350/HSE	12 Weston Walk Frome BA11 3NB	Frome Oakfield	Mr & Mrs Wright	Loft conversion with Velux roof lights.	Lorna Elstob	Householder Application	Decision to be left to planning officer following consultation responses
392	2017/1384/HSE	38 Churchward Drive Frome BA11 2XL	Frome Berkley Down	Mr & Mrs Tozer	First Floor Side Extension and Side Porch Rebuild	Lorna Elstob	Householder Application	Decision to be left to planning officer following consultation responses

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393	2017/1327/HSE	27 Westover Frome BA11 4ET	Frome Park	Mrs Angela Whittington	Single storey front porch extension	Lorna Elstob	Householder Application	Decision to be left to planning officer following consultation responses
394	2017/0722/FUL	Land At Vallis Road Frome BA11 3EN	Frome Oakfield	Sustainable Britain Ltd	Mixed use development of 64 no. dwellings and B1 floorspace (426.9sqm), parking, landscaping, open space and associated works (Re-Submission) - Amended description and revised plans received 14th June 2017 to include B1 floorspace, replacing previous community hubs.	James U'Dell	Full Application	Response to follow in separate letter
395	2017/1515/FUL	75 Critchill Road Frome Somerset BA11 4HG	Frome Park	Mrs Penny	Rear single story extension to single family residential dwelling to provide wheelchair accessible bedroom & En-suite.	Lorna Elstob	Full Application	Decision to be left to planning officer following consultation responses
396	2017/1538/HSE	114A Rodden Road Frome Somerset BA11 2AL	Frome Berkley Down	Mr Nigel Kitchener	Living & bedroom extension and conversion of workshop into one bed annexe	Lorna Elstob	Householder Application	Decision to be left to planning officer following consultation responses
397	2017/1556/HSE	8 Styles Avenue Frome BA11 5JN	Frome Berkley Down	Mr & Mrs M Player	Proposed extension to rebuilding existing garage with first floor bedroom over and convert existing attain space	Lorna Elstob	Householder Application	Decision to be left to planning officer following consultation responses
398	2017/1119/FUL	Plot A6 Commerce Park Southgate Frome Somerset BA11 2RY	Beckington And Selwood	Mr Mason	Erection of petrol filling station consisting of sales building including eatery, forecourt and canopy with installation of underground fuel tanks, carwash and jetwash facilities.	Anna Clark	Full Application	Response to follow separate letter