

# FROME TOWN COUNCIL

Minutes of a meeting of the Town Matters Committee

Wednesday 7 February 2018 at 7pm

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

**Present:**

Councillors: Richard Ackroyd, Ali Barclay, Toby Eliot, Tricia Golinski, Sheila Gore, Peter Macfadyen, Mel Usher, Nick White

**In attendance:**

Malcolm Westgate (Chair of Trustees, Harry's Hydro), John Clarke (SCC Cllr), Des Harris (MDC Cllr), Pippa Goldfinger, Paul Wynne (Town Clerk), Peter Wheelhouse (Economic Development & Regeneration Manger and Deputy Town Clerk), Clementine Conlon Spears (Communications and Marketing Assistant), Chris Stringer (Environment Manager), Nicola Cretney (Health and Wellbeing Manager), Kate Hellard (Community Project Officer), Laura Flaherty (Executive Assistant to the Town Clerk and Mayor)

14 members of the public

Minute Ref	Agenda Item	Action
2018/1/TM	<p>1. Openstorytellers presentation of a FTC leaflet they have produced on our behalf</p> <p>Openstorytellers were unable to attend the meeting and instead producing a short video. They explained their process behind producing the leaflet 'What does Frome Town Council do?' The leaflet is aimed at adults with learning disabilities. However, it will be a useful guide for anyone unsure of what each tier of local government in Frome is responsible for.</p> <p>Kate Hellard thanked Openstorytellers for the enormous amount of work they had done over a 9 month period. She noted that a copy of the leaflet would be sent to all Frome households.</p>	
2018/2/TM	<p>The meeting started at 7.08pm</p> <p>2a. Apologies for absence Received from Al O'Kane</p> <p>2b. Declaration of members' interests None was received.</p> <p>2c. Minutes from the last meeting on 15 November 2017 The minutes of the Town Matters Committee meeting held on 15 November 2017 were approved as a true record of the meeting and signed by the Chair.</p> <p>Proposed by Sheila Gore, seconded by Tricia Golinski, agreed unanimously.</p>	

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<p>2018/3/TM</p>	<p><b>3. Questions and comments from the public and Cllrs</b>  Paul Wynne noted that the Whatcombe Fields annual general meeting was to be held 14 March. Paul asked Cllrs if they would be happy for FTC to sit on the board. Cllrs agreed for Paul to suggest this to the Whatcombe Fields board members.</p> <p>Des Harris noted that MDC were now proposing to demolish the derelict toilet block in Cork Street in late spring/ summer 2018.</p>	
	<p><b>4. For Decision - Mendip District Council Local Plan Part 2 consultation response</b>  Pippa Goldfinger introduced the background to the Local Plan consultation.</p> <p><b>FR1 – Saxonvale</b></p> <p><b>Recommendation for FR1</b>  Additional policies are required that:</p> <ul style="list-style-type: none"> <li>• Clearly set out the percentage of land required for housing, retail and employment</li> <li>• Identify the need for a car parking review of the town centre to ensure that there is adequate parking for the proposed development and the existing town centre businesses.</li> <li>• Identify the need for an up to date Masterplan/Design Brief</li> <li>• Pre-application advice from a Design Review Panel will be required</li> </ul> <p>Mel Usher proposed adding “retail” to the first bullet point, seconded by Nick White, agreed unanimously.</p> <p>Proposed by Richard Ackroyd, seconded by Tricia Golinski, agreed unanimously.</p> <p><b>FR2 - Land E and W. of Sandy’s Hill Lane</b>  Mel Usher felt the plan for development in this area was not strategic enough in that it did not tie the need for housing altogether. He felt it was not a future plan for Frome.</p> <p><b>Recommendation for FR2 - Land E and W. of Sandy’s Hill Lane</b></p> <p>Development requirement should be amended to allow for a greater area of employment use. A viability study should be carried out to determine the amount of housing that is required to make the employment element deliverable and to ensure the maximum amount of employment land is provided.</p>	

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	<p>To ensure that the vitality of the town centre, retail is not affected by further retail uses at the Marston Trading Estate, any development be restricted to B1 &amp; B2 uses.</p> <p>The site and the potential access routes are near the proposed housing sites FR3, FR4, FR5 &amp; FR7. Therefore, there should be a requirement for these sites to have a masterplan approach.</p> <p><i>“A masterplan approach should be taken to provision of infrastructure for this and adjoining sites, including those east of the B3092”, should also be included as a policy requirement for FR2.</i></p> <p>Proposed by Richard Ackroyd, seconded by Toby Eliot, agreed by majority. Mel Usher abstained.</p> <p>FR3 – Land at Keyford Field (HELAA site FRO001) - Housing FR4 - Land South of Keyford Field (HELAA site FRO150a) - Housing FR5 – Land East of The Mount (HELAA site FRO150) – Housing FR7 - Land at Little Keyford (HELAA site FRO004) – Self &amp; Custom-build Housing</p> <p>Pippa Goldfinger explained that there was a fear developers would pick off these sites and not consider proper infrastructure if there was not a master plan for the sites.</p> <p><b>Recommendation for FR2, FR3, FR4, FR5 &amp; FR7</b></p> <p>The master planning for sites FR2, FR3, FR4, FR5 &amp; FR7, should be comprehensive and include local design guidance. As these areas are currently undeveloped they were not included within the Frome Town Design Statement, adopted October 2015. The adoption of local design guidance is strongly advocated in the Housing White Paper.</p> <p>Proposed by Richard Ackroyd, seconded by Nick White, agreed by majority.</p> <p>FR6 - Land at Innox Hill (HELAA site FRO061) – self &amp; custom-build housing</p> <p>There was a discussion about the unsuitability of the site. All Cllrs agreed that the site should not be allocated, and the recommendation should be stronger to reflect this.</p> <p><b>Recommendation for FR6 Land at Innox Hill (HELAA site FRO061) – Self &amp; Custom-build Housing</b></p> <p>Frome Town Council does not support this site allocation; Mendip’s own sustainability report describes the site as unsuitable. Why then</p>	
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is the site proposed? We urge MDC remove this site from the proposed allocation.

The Town Council are concerned that the sloping nature of this site will make it difficult to develop and would not want to see a viability assessment that shows the affordable element of the scheme will not be achievable. The developer should have carried out some viability work to get to this stage of promoting the site. A viability assessment should be submitted and assessed by the District Council's independent advisor before any allocation is made.

There are further concerns around the sustainability of the site: the policy requirements for the site should be strengthened to clearly set out how sustainability should be addressed ensuring that a suitable transport plan is in place and possibly some services provided on site.

The Town Council needs assurance that the viability and sustainability issues can be addressed before this site can be supported for allocation.

Richard Ackroyd proposed adding a sentence to make it clear that FTC does not support the allocation of the site, seconded by Sheila Gore, agreed unanimously.

Proposed by Richard Ackroyd, seconded by Tricia Golinski, agreed unanimously.

**R8 - Marston Gate (HELAA site FRO012M) - Employment**

**Recommendation -R8 - Marston Gate (HELAA site FRO012M) - Employment**

Further thought should be given to the access for this site if it is not possible to meet the recommendations of the Highways Authority. Access to this site using the Sainsburys roundabout in conjunction with the additional traffic generated by the development of FR2 should be avoided.

Proposed by Sheila Gore, seconded by Tricia Golinski, agreed by majority.

**Established and future Employment sites – New policy DP25**

**Recommendation for Policy DP25**

Frome Town Council supports the inclusion of Policy DP25 and the proposed sites. We would like the Welshmill Hub and the Silk Mill to be considered for inclusion as established sites both being clusters of business premises.

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Whilst we welcome the future allocation of land at Commerce Park we would not want the area to be included in any future calculations for employment provision in Frome, due to its location and poor connectivity to the town. The units at Commerce Park serve a particular need providing large, expensive units. Frome Town Council's employment land survey indicates that there is demand for smaller cheaper units.

Proposed by Toby Eliot, seconded by Ali Barclay, agreed unanimously.

## Open Space – Local Green Spaces & DP16

Simon Keyes showed a short drone filmed video of the open space at Wallbridge and Adderwell to illustrate its location and to support its inclusion as part of the recommendation.

Mel Usher noted this was an example of how inadequate the plan was. He felt there needed to be more consideration of the population growth and its impact on playing fields. His opinion was that it was not good enough for MDC to only protect spaces now and then say they will add green spaces as when a development comes forward.

There followed a wide ranging discussion about designations of open spaces as local green spaces that were not being proposed by MDC, including St John's churchyard, Egford Lane play area and the adjoining small woodland (that had recently been served with a temporary are based Tree Preservation Order), and, the former Broadway Allotments. The following response to MDC was proposed.

## Recommendation: Open Space – Local Green Spaces & DP16

Before Part 2 is accepted, a comprehensive strategic plan that considers the current and future demand for open space is published by the District Council.

Proposed by Mel Usher, seconded by Nick White, agreed unanimously.

FTC are pleased to see 23 green spaces in Frome proposed for designation as Local Green Spaces. We request that the area of green space between Wallbridge and Adderwell is also considered for designation, a proposal to support its designation will be submitted. St Johns Church yard should also be assessed for designation to be consistent with the designation of all the other churchyards in Frome.

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	<p>We would ask that both Egford Lane playing fields (including the adjoining woodland) and the former Broadway Allotments are reconsidered for designations as a LGS, proposals will be submitted to support their designation.</p> <p>We are concerned that the Local Plan Part 2 is being consulted on without a play and sporting provision strategy being in place. Frome has an active Sports Forum which meets regularly and has identified a lack of indoor and outdoor sporting facilities for several years now. Members of the Forum are very proactive and keen to see this situation improved. We would therefore urge that green spaces are protected for play and that further spaces are identified that can be used for the development of new facilities. As Frome continues to grow and expand, and the knowledge and awareness of the population increases in terms of the positive impact sport and physical activity has on their physical and mental health and wellbeing, there will be a need for any new housing developments to include provision of outdoor spaces and sports facilities that enable them to engage in these activities.</p> <p>Proposed Sheila Gore, seconded by Toby Eliot, agreed unanimously.</p> <p><b>Self &amp; Custom-Build Housing – New Policy DP24 Single-plot Exception Sites for Self &amp; Custom-Build</b></p> <p><b>Recommendation - Self &amp; Custom-Build Housing – New Policy DP24</b></p> <p>The proposed policy DP24 should be clarified as the wording “locations adjoin rural settlements” implies that this will only apply in village locations. It is equally important that self-build opportunities apply to the towns as well.</p> <p>Proposed by Nick White, seconded by Ali Barclay, agreed unanimously.</p>	
	<p><b>5. For information - Multi Year Agreement with Harry’s Hydro</b> Malcolm Westgate, Chair of trustees, gave a brief presentation about the work of the charity Harry’s Hydro.</p> <p>Malcolm explained that they provided a community hydro therapy pool for people with disabilities of varying degrees. The pool is heated and is used for physiotherapy and multi sensory therapy. Many users benefit from pain relief. There are approximately 100 users per week including Critchill School students.</p> <p>Peter Macfadyen asked Malcolm whether Harry’s Hydro maintains a relationship with Critchill School? Malcolm explained that the</p>	

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	<p>funding from FTC allows the students to use the pool between 9am – 12pm. He noted they were speaking with Kate Hellard and Cllr Kate Bielby about improving what they can offer throughout the summer holidays. Peter also noted that it was not well known that FTC had helped Harry’s Hydro which could be better advertise on the FTC website. Malcolm said they would welcome any help on marketing.</p> <p>Nick White asked if they receive any other sources of funding? Malcolm explained that FTC is their only source of funding the rest comes from paying users.</p> <p>Des Harris asked if those that use the pool in term time can use it in the school holidays? Malcolm explained that some students do but the take up could be much better. Tony Perry noted that there was enthusiasm to revive the Critchill play scheme.</p> <p>Toby Eliot noted that there had been an issue around lease of land, which was owned by SCC. There was a condition that after 30 years the land must be returned in its original state meaning the facilities would need to be removed. Malcolm explained that this was still the case and they were beginning to put away some money to cover those costs of removal.</p>	
	<p><b>6. For decision - Community development</b></p> <p>Kate Hellard gave an overview of the proposal which would aim to encourage local people to get together, share resources, support networks and creating sustainable communities. She explained that FTC had already noticed communities coming together and there was therefore an opportunity to work with groups of people and support the work they are doing.</p> <p>Kate explained one of the recommendations was to put together a steering group with Cllrs from all tiers so that all issues can be addressed. There was some discussion about organisations that should be invited too.</p> <p>The recommendations were:</p> <ol style="list-style-type: none"> <li>1. Set up a steering group comprising staff and councillors from all three tiers of local government to oversee the Community Development Project</li> <li>2. Delegate day-to-day management of the project to Kate Hellard, Community Projects Officer</li> <li>3. Pilot this model of community development over a two-year period, starting in Trinity (Selwood).</li> </ol> <p>Proposed by Tricia Golinski, seconded by Ali Barclay, agreed unanimously.</p>	

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	<p>7. For information - Support to community groups Kate Hellard gave an overview of the types of support FTC had been providing for community groups in the town.</p> <p>Des Harris asked Kate how much the work was publicised in the press? Kate explained that there was increasing coverage in the local press on how FTC supports local groups.</p>	
	<p>The next meeting will be at 7pm on Wednesday 25 April 2018 at Frome Town Hall</p>	

The Chair closed the meeting at 8.48pm

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