

Planning Minutes 02 - 08 - 2018

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

Date: Thursday 2nd August 2018

Minute Ref	Agenda Item	Action
2018/006P	The meeting on 2 August 2018 was cancelled. The recommendations in the table below were agreed by Jane Llewellyn, Planning and Development Manager and Colin Cobb, Chair of the Planning Advisory Group.	

675	2018/1605/ HSE	37 Victoria Road Frome BA11 1RR	Frome Keyford	Mr & Mrs Young	Erection of single storey rear extension, rear dormer window and new roof windows to front elevation	Lorna Elstob	Householder Application	Decision to be left to planning officer following consultation responses
676	2018/1737/ TCA	Phoenix Court Dommetts Lane Frome BA11 4JS	Frome Oakfield	Mills	Proposed works to Conservation Area trees - T7. Magnolia - crown thin by 15%; T8. Holm Oak - crown thin by 20%; T12. Cherry spp. - crown thin by 15%; T13. Ash - fell due to Ash die-back. T13 - Ash - Fell the tree as it has Ash Die Back disease. T14 - Ash - Fell over next two years, as this also has Ash Die Back disease. T16 - Ash - Fell within next two years as it has Ash Die Back disease. The health of the trees needs to be reviewed in the next two years, for health and safety and budgeting purposes.	Bo Walsh	Works/ Felling Trees in a CA	No Objection
677	2018/1791/ TPO	Phoenix Court Dommetts	Frome Oakfield	Mills	Proposed works to TPO trees, including:- T4. T5. Yews x 2 - remove ivy from stem; T14. Ash - fell due to Ash die-back; T16. Ash - fell due to Ash die-back.	Bo Walsh	Works/ Felling of TPO Trees	No objection

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		Lane Frome Somerset						
678	2018/1629/ HSE	10 Bath Street Frome BA11 1DN	Frome Market	Stephen & Sarah Morgan Leyland	Demolition and replacement of conservatory with glazed link, alterations to outbuildings to relocate kitchen with studio over, including new windows and door openings . The reinstatement of rooms from which kitchen is being removed. removal of contemporary arrow slot windows to current dining room and replacement with new larger window. Removal and replacement of contemporary garden gates to rear courtyard and to front garden.	Howard Warren	Householder Application	Decision to be left to planning officer following consultation responses
679	2018/1630/ LBC	10 Bath Street Frome BA11 1DN	Frome Market	Stephen & Sarah Morgan Leyland	Demolition and replacement of conservatory with glazed link, alterations to outbuildings to relocate kitchen with studio over, including new windows and door openings . The reinstatement of rooms from which kitchen is being removed. removal of contemporary arrow slot windows to current dining room and replacement with new larger window. Removal and replacement of contemporary garden gates to rear courtyard and to front garden.	Howard Warren	Listed Building Consent	Decision to be left to planning officer following consultation responses
680	2018/1634/ HSE	31 The Cooperage Frome BA11 1JX	Frome Keyford	Kim Holly	First Floor Side Extension and Single Storey Rear Extension	Lorna Elstob	Householder Application	Decision to be left to planning officer following consultation responses

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681	2018/1628/ HSE	23 Leaze Close Frome BA11 3EZ	Frome Oakfield	Natasha & Gary Backhurst & White	Demolition of existing single storey portion of existing house and replacement with new two storey extension to form two bedrooms and two shower rooms.	Lorna Elstob	Householder Application	The height of the extension and the proximity to the neighbouring property will have a detrimental impact on the living conditions and enjoyment of the neighbouring property
682	2018/1333/ LBC	Rook Lane House Christchurch Street West Frome BA11 1EB	Frome Market	Mr & Mrs Rose	Replacement of ground floor slab; Repair and insulation of roof; 2 first floor windows infilled and replaced with dormer window; lowering of first floor level; removal of 3 garage doors and replacement with timber and glass doors and screens	James U'Dell	Listed Building Consent	There is no mention in the application description of the two studio units that are being created. As this proposes two units of self-contained accommodation there should be an accompanying full application. There is no information on parking spaces for the two units either. The studio units are very small and not suitable for living units. If the units are approved

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								they should be tied to the main property and not sold or let separately as this would damage historic curtilage of the main house
683	2018/1383/ TCA	85 Weymouth Road Frome BA11 1HJ	Frome Park	Nicholas Ives	Fell one semi-mature Sycamore	Bo Walsh	Works/ Felling Trees in a CA	No objection
684	2018/1603/ HSE	Elmleigh Berkley Road Frome BA11 2EE	Frome Berkley Down	Mr & Mrs Pullen	Two storey rear extension, single storey extensions to side elevations, extension to garage and outbuilding, and erection of car port	Lorna Elstob	Householder Application	Decision to be left to planning officer following consultation responses
685	2018/1116/ HSE	Hillside Welshmill Road Frome BA11 2LA	Frome Market	Mr Mark Barton	Proposing second floor extension to the existing bungalow.	Lorna Elstob	Householder Application	Whilst the roof height has been lowered and the balcony has been removed, the scale and quality of design are still not acceptable in this location. The response from Historic England supports this, they have concerns

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								about the height and bulk and the resulting impact on the grade II* listed Mendip House.
686	2018/1692/ HSE	24 Nunney Road Frome BA11 4LA	Frome Oakfield	Mr J Payne	Proposed single storey rear extension and dormer extension.	John Shaw	Householder Application	Decision to be left to planning officer following consultation responses
687	2018/1741/ VRC	Former Mendip Lodge Hotel Bath Road Frome BA11 2HP Somerset	Frome College	-	Application for the variation of conditions 2 (drawings) on planning permission ref: 2018/0092/VRC for the purpose of making minor changes to Plots 3, 6 and 7. These minor amendments introduce roof windows and a rear dormer to Plot 3 and introduces single storey dining rooms to Plots 6 and 7. The proposals also seek changes to the access road which places the turning head in different location on the advice of engineers who have undertaken a ground investigation.	James U'Dell	Variation or Removal of Conditions	Decision to be left to planning officer following consultation responses
688	2018/1830/ LBC	5 Castle Street Frome Somerset BA11 3BN	Frome Market	Ms Joy Osborn	Reinstatement of partition door between the hall and kitchen.	Howard Warren	Listed Building Consent	Decision to be left to planning officer following consultation responses
689	2018/1530/ FUL	35 Marston Road Frome BA11 4DB	Frome Park	Mr & Mrs M Williams	2No. new 4-bedroom houses	Carlton Langford	Full Application	Decision to be left to planning officer following consultation responses

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