

Planning Minutes 04 - 10 - 2018

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

Date: Thursday 4th October 2018

Time: 7.00pm

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

Present:

Frome Town Councillors: Rich Ackroyd, Colin Cobb, Gary Collinson and Sheila Gore

Mendip District Councillors: Des Harris

In attendance:

Members of the public: 3

Presenters: 2

Jane Llewellyn, Planning and Development Manager

Hannah Paniccia, Finance Administrator

Minute Ref	Agenda Item	Action
2018/017P	1 QUESTIONS, COMMENTS AND INFORMATION FROM THE PUBLIC None	
2018/018P	2 DECLARATION OF MEMBERS' INTERESTS AND TO AGREE THE MINUTES OF THE PREVIOUS MEETING APOLOGIES FOR ABSENCE Cllr Mark Dorrington Cllr Pippa Goldfinger DECLARATION OF MEMBERS INTERESTS None MINUTES The minutes of the Planning Advisory Group meeting held on 13 September 2018 were agreed and signed by the Chair.	
2018/019P	3 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED – APPENDIX 1 ID 710 ID 717 ID 718 ID 719 ID 724 ID 725 The above applications were discussed, please see the table at the end of the minutes to see the responses for all applications.	
2018/020P	4 COUNCILLORS WILL DISCUSS A PRE-APPLICATION FOR A DEVELOPMENT IN FROME, THIS PART OF THE MEETING WILL BE IN A CONFIDENTIAL SESSION AND THE PRESS AND PUBLIC WILL BE ASKED TO LEAVE Councillors received a presentation for a pre-application for a development in Frome. Councillors will discuss this application in public once it has been submitted to Mendip District Council.	
2018/021P	5 DATE OF NEXT MEETING The next meeting will be at 7pm on 25 October 2018 in the Council Chamber, Frome Town Hall, Christchurch Street West, Frome BA11 1EB	

The Chair closed the meeting after the confidential item at 7.39pm The Chair closed the meeting to the public at 8.15pm .

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ID	MDC Reference	Address	Ward	Applicant	Description	Planning Officer	Type	Resolved FTC
716	2018/1944/LBC	29 Naishs Street Frome BA11 3BU	Frome Market	-	Proposed renovation and repair to windows and doors and re-painting of rear elevation.	Howard Warren	Listed Building Consent	Decision to be left to tree officer following consultation responses.
717	2018/2140/LBC	The Old Post Office 9 Market Place Frome BA11 1AB	Frome Market	Kingsway Investments (Frome) Ltd	Change of use from B1 (Offices) to C3 (Dwellinghouses) to introduce 2No. new one and 2No. two bedroom flats and the introduction of new external fire escape stairs for the adjacent retail unit.	Carlton Langford	Listed Building Consent	We would regret the loss of an employment use in the town centre and reiterate the comments of the Civic Society that this is likely to be a function of the high rental level advertised for offices with no parking and a view of the service yard, rather than a lack of demand for office space. We are also concerned about the noise impacts on the flats from the service yard at the rear and would ask that Environmental protection look into this.
718	2018/2197/HSE	24 Trinity Street Frome BA11 3DE	Frome Market	Mrs HELEN LEATHAM	Creation of rear first floor balcony with insertion of 1 front rooflights and 2 rear rooflights	John Shaw	Householder Application	There is concern about overlooking to the adjoining properties from the proposed balcony which should have solid head height sides
719	2018/2231/TCA	35 Innox Hill Frome BA11 2LN	Frome Market	Nicholas Ives	Works to Trees in a Conservation Area: Pine (T1) - Fell Beech (T2) - Crown reduce by	Bo Walsh	Works/Felling Trees in a CA	No Objection

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					5m Beech group (T3) - Crown reduce to hedge height			
720	2018/2250/TCA	47 Lower Keyford Frome Somerset BA11 4AS	Frome Keyford	Mr Ed Stoddart	Proposed works to a tree in a conservation area:- T1 - Eucalyptus - remove two lower branches over the Catalpa. Prune back two higher canopy branches by 2-3 metres.	Bo Walsh	Works/Felling Trees in a CA	The Beech Tree (T2) should be considered for a TPO, the works to the Beech Group (T3) should be in proportion to the surrounding trees
721	2018/2232/TCA	17 Willow Vale Frome BA11 1BG	Frome Market	Nicholas Ives	Works to trees in a Conservation Area: Cherry (T1) - Light crown reduce to maintain shape Lawson (T2) - Fell poor specimen Apple (T3) - Fell as outgrown space available	Bo Walsh	Works/Felling Trees in a CA	No Objection
722	2018/2275/OTA	34 Innox Hill Frome BA11 2LN	Frome Market	Mr & Mrs James	Application for Outline Planning Permission with all matters reserved for the creation of a new dwelling	Carlton Langford	Outline - All Matters Reserved	Decision to be left to tree officer following consultation responses.
723	2018/2256/HSE	20 Leys Lane Frome BA11 2JT	Frome College	Mr & Mrs Chris & Verity Baker	Two Storey Side and Ride Extension	John Shaw	Householder Application	Decision to be left to tree officer following consultation responses.
724	2018/2272/VRC	Land Northwest Of Critch Hill Frome Somerset	Frome Oakfield	Mr Jack Broadway	Application to vary condition 2 (Drawing Numbers) of planning approval 2016/0990/REM (Application for Reserved Matters for 11no Dwellings at Land Northwest Of Critch Hill,	Carlton Langford	Variation or Removal of Conditions	Decision to be left to tree officer following consultation responses.

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					Frome, Somerset (as amended by revised Plans received on the 9 Aug 2016)) to move the garage for plot 3			
725	2018/2214/FUL	Units 15 And 16 Westway Frome Somerset BA11 1BS	Frome Market	-	Proposed change of use from Class A1 (retail) to a mixed Class A1/A3 use (coffee shop) together with external alterations to the existing shopfront.	Lorna Elstob	Full Application	Decision to be left to tree officer following consultation responses.
726	2018/2215/ADV	Units 15 And 16 Westway Frome Somerset BA11 1BS	Frome Market	-	2 No. illuminated fascia signs and 1 No. illuminated projecting sign.	Lorna Elstob	Application to Display Adverts	Decision to be left to tree officer following consultation responses.
727	2018/2183/TCA	32 Vallis Way Frome BA11 3BB	Frome Market	Mrs Heath-Crew	Proposed works to a tree in conservation area: - T1 - Prunus nigra - Light crown-reduction (<0.5m) and crown-thin. Reduce lower laterals off neighbouring property (<1m)	Bo Walsh	Works/Felling Trees in a CA	Decision to be left to tree officer following consultation responses.
728	2018/2099/APP	Land To The East Of Southfield Farm Rodden Frome Somerset BA11 5LB	Frome Keyford	Mr Steven Trythall	Application for approval of details reserved by conditions 3 (Surface Water Drainage Strategy) and 8 (Highways Matters) on planning consent 2017/1917/REM	James U'Dell	Approval of Details - Cond	Decision to be left to tree officer following consultation responses.
729	2018/2244/HSE	11 Linsvale Close Frome BA11 2BR	Frome Berkley Down	Mr & Mrs Worsley	Two storey side extension	John Shaw	Householder Application	Decision to be left to tree officer following consultation responses.

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730	2018/2139/FUL	The Old Post Office 9 Market Place Frome BA11 1AB	Frome Market	Kingsway Investments (Frome) Ltd	Change of use from B1 (Offices) to C3 (Dwellinghouses) to introduce 2No. one bedroom and 2No. two bedroom flats and the introduction of new external fire escape stairs for the adjacent retail unit.	Carlton Langford	Full Application	We would regret the loss of an employment use in the town centre and reiterate the comments of the Civic Society that this is likely to be a function of the high rental level advertised for offices with no parking and a view of the service yard, rather than a lack of demand for office space. We are also concerned about the noise impacts on the flats from the service yard at the rear and would ask that Environmental protection look into this.
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