

# Planning Minutes 12 - 07 - 2018

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

Date: Thursday 12<sup>th</sup> July 2018

Time: 7.00pm

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

### Present:

Frome Town Councillors: Rich Ackroyd, Colin Cobb, Mark Dorrington, Gary Collinson, Shelia Gore and Pippa Goldfinger

Mendip District Councillors: Helen White

Somerset County Councillors: John Clarke

### In attendance:

Members of the public: 15

Jane Llewellyn, Planning and Development Manager

Minute Ref	Agenda Item	Action
2018/001P	<b>1 QUESTIONS, COMMENTS AND INFORMATION FROM THE PUBLIC</b> None	
2018/002P	<b>2 DECLARATION OF MEMBERS' INTERESTS AND TO AGREE THE MINUTES OF THE PREVIOUS MEETING</b> <b>APOLOGIES FOR ABSENCE</b> None <b>DECLARATION OF MEMBERS INTERESTS</b> None <b>MINUTES</b> The minutes of the Planning Advisory Group meeting held 21 <sup>st</sup> June 2018 were agreed and signed by the Chair	
2018/003P	<b>3 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED – APPENDIX 1</b> ID 668 ID 669 ID 674 The above applications were discussed, the recommendations are set out in appendix 1	
2018/004P	<b>TO CONSIDER THE APPLICATION FOR A VILLAGE GREEN AT EGFORD WOODS, FROME</b> The criteria for a Village Green application was confirmed by the land owner as 20 years of uninterrupted use, no forced entry to the land and no entry by stealth.  Statements from previous owners were read out, which clearly demonstrate that they have tried to keep trespassers out of the site. Photographs of the site were also displayed, showing the damage that has been done by those trying to get into the site.  Cllr Helen White advised that she felt the application had been submitted based on the fear of the land being developed.  It was agreed unanimously to object to the application for Village Green status, as this is private land and uninterrupted access to the land has never been the case. The Land owner will supply copies of the statements from previous owners which provide the evidence/support for objection.	

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2018/005P	<b>4 DATE OF NEXT MEETING</b> The next meeting will be at 7pm on 2 August 2018 in the Council Chamber, Frome Town Hall, Christchurch Street West, Frome BA11 1EB	
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The Chair closed the meeting at 8.55pm

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640	2018/1424/RE3	Cattle Market Car Park Bridge Street Frome BA11 1BB	Frome Market	Mrs Sara Skirton	Change of use of part of the existing car park to offices and gallery space (use class B1 and D2) including the siting of 23 shipping containers, the stopping up of Justice Lane and reconfiguration of existing car park to include new access.	Anna Clark	Full Application Under Regulation 3	Application withdrawn
641	2018/1386/HSE	11 Alexandra Road Frome BA11 1LU	Frome Keyford	Mr & Mrs M. Lehrain	Proposed single storey rear extension and new detached garage.	Lorna Elstob	Householder Application	Decision to be left to planning officer following consultation responses
642	2018/1437/HSE	54 Bath Road Frome Somerset BA11 2HH	Frome College	Mr Phelps And Mrs Buchanan	Take down existing outbuilding and replace with new 2 storey extension. Replace corrugated metal roof on utility with pitched roof to match existing and extend to include new garage/workshop area	Lorna Elstob	Householder Application	Decision to be left to planning officer following consultation responses
643	2018/1407/TCA	14 Goulds Ground Frome BA11 3DW	Frome Market	Mrs Alison Hayles	Cypress sp. (C) - Section-fell of Cypress sp. to ground-level. Low amenity value and growing against boundary wall.	Bo Walsh	Works/Felling Trees in a CA	Decision to be left to planning officer following consultation responses
644	2018/1397/HSE	4 Weston Walk Frome BA11 3NB	Frome Oakfield	Mr & Mrs Orgill	Loft conversion with Velux roof lights to create an additional bedroom and en suite shower room.	Lorna Elstob	Householder Application	Decision to be left to planning officer following consultation responses
645	2018/0838/VRC	9 Eastleigh Close Frome Somerset BA11 2HZ	Frome College	Mr Anthony Bawden	Application to vary condition 4 (obscure glazing) on 2012/1719	John Shaw	Variation or Removal of Conditions	Decision to be left to planning officer following consultation responses
646	2018/1197/HSE	65 Rodden Road Frome BA11 2AJ	Frome Berkley Down	Mr Dominic Travers	To drop 3 Kerb stones to widen existing access to driveway.	Lorna Elstob	Householder Application	Decision to be left to planning officer following consultation responses
647	2018/1334/HSE	31 Butts Hill Frome BA11 1HX	Frome Park	Ms J Boyd	Proposed single storey rear extension and extension to first floor bathroom.	Lorna Elstob	Householder Application	Decision to be left to planning officer following consultation responses

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648	2018/1112/LBC	61 Keyford Frome BA11 1JT	Frome Keyford	Myriam Kniveton	Additional works in the course of refurbishment of HMO (following application 2016/3186/LBC): Damp-proofing of ground floor Office and Unit 1; replacement external doors and some windows; rebuilding of part of north gable wall; stonework repairs to front elevation; rebuilding chimney stacks; and other minor internal repairs and alterations.	Jayne Boldy	Listed Building Consent	Decision to be left to planning officer following consultation responses
649	2018/1141/LBC	1- Bridge House Bridge Street Frome BA11 1AS	Frome Market	Mr andrew taylor	Repairs and alterations to a listed building , including the introduction of conservation roof lights and installation of flood resistant doors .	Jayne Boldy	Listed Building Consent	Decision to be left to planning officer following consultation responses
650	2018/1172/FUL	Frome Business Park Frome Tool And Gauge Manor Road Frome Somerset BA11 4BL	Frome Keyford	Mr Simon Williams	Change of use to B1 (office) and A3 (cafe) and refurbishment to include new facade, replacement windows, new doors and new pedestrian entrance configuration onto Manor Road. Extension to provide a lobby to the proposed cafe and erection of an external plant room and bin store.	Anna Clark	Full Application	We welcome the reuse of this significant Frome building and where possible would like to see the original features retained. We do not feel that the timber cladding is sympathetic to the historic building.
651	2018/1133/LBC	3 Gentle Street Frome BA11 1JA	Frome Market	Aster Group	Works in association with the change of use of existing garage building (curtilage listed) to form B1 Office, together with associated conversion works and parking.	Carlton Langford	Listed Building Consent	No objection to office use, we reiterate our concerns over the loss of parking but appreciate that this is a civil matter.
652	2018/1072/HSE	102A Wyville Road Frome BA11 2BT	Frome Berkley Down	Mr & Mrs thomas	Proposed single storey front extension to enlarge kitchen.	John Shaw	Householder Application	Decision to be left to planning officer following consultation responses

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653	2018/1097/HSE	Halfacre Cottage 129 Marston Lane Frome Somerset BA11 4DS	Frome Park	Mr Ed Green	Single storey side (east) extension, and 2nos single storey front (south) porch extensions, and various internal and external alterations, including new roof lights (north and south roof slope), new replacement windows and doors, and new windows inserted on the east, west and north elevations.	Lorna Elstob	Householder Application	Decision to be left to planning officer following consultation responses
654	2018/1209/HSE	15 Linsvale Drive Frome Somerset BA11 2BP	Frome Berkley Down	Mr Stuart Luke	Proposed side and rear extensions	Charlie Bladon	Householder Application	Decision to be left to planning officer following consultation responses
655	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	The balcony on the West Elevation could have implications for the adjoining properties and would ask that an assessment id made on site by the Case Officer. A sectional drawing showing the adjoining properties, including Leycroft should be provided to show the position of any windows to help clarify any overlooking concerns. The design should be more sympathetic to the high quality surrounding buildings , a more sympathetic roof form would sit better in the

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								landscape. A lower, stepped or pitched roof should be considered.
656	2018/1297/TCA	9 Vicarage Street Frome Somerset BA11 1PX	Frome Market	Mr Stephen Swales	Proposed works to a tree in conservation area:- Ash Tree - reduce crown by 1.5 metre and selective removal of limbs (as per submitted photo) and trim roots (NB. up-dated description 31.5.18)	Bo Walsh	Works/Felling Trees in a CA	Decision to be left to planning officer following consultation responses
657	2018/1103/LBC	Frome Railway Station Approach Frome BA11 1RE	Frome Keyford	Mr Tony Cole	Replacement of existing life-expired platform lighting with energy-efficient LED luminaires.	Jayne Boldy	Listed Building Consent	Decision to be left to planning officer following consultation responses
658	2018/1248/HSE	96 Wyville Road Frome BA11 2BT	Frome Berkley Down	Mr & Mrs Warman	Two storey side extension	Charlie Bladon	Householder Application	Decision to be left to planning officer following consultation responses
659	2018/1321/HSE	Conigre House Cork Street Frome Somerset BA11 3AA	Frome Market	Mr Neil Hamon	Repointing of external wall, repair of sash windows, re-flash existing lead flashings, new insulation and plasterboard to ceiling, lime plaster to internal wall, repair to existing floor (retrospective) and new single storey side extension	Lorna Elstob	Householder Application	Decision to be left to planning officer following consultation responses
660	2018/1337/LBC	Conigre House Cork Street Frome Somerset BA11 3AA	Frome Market	Mr Neil Hamon	Regularisation of unauthorised work and new single storey studio	Lorna Elstob	Listed Building Consent	Decision to be left to planning officer following consultation responses

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661	2018/1253/HSE	20 Leys Lane Frome BA11 2JT	Frome College	Mr & Mrs Baker	Two storey side extension	Charlie Bladon	Householder Application	Decision to be left to planning officer following consultation responses
662	2018/1185/HSE	131 Rodden Road Frome Somerset BA11 2AN	Frome Berkley Down	Mr Lukasz Magierowicz	Proposed attic conversion including extending gable end and roof together with a rear dormer window, velux roof light and side gable window.	Charlie Bladon	Householder Application	Decision to be left to planning officer following consultation responses
663	2018/1052/HSE	18 Broadway Frome BA11 3HA	Frome Oakfield	Mr Lee Cornish	Erection of single storey rear extension and loft conversion at the rear, new porch and landscape works to the front to provide one extra parking space	Charlie Bladon	Householder Application	Decision to be left to planning officer following consultation responses
664	2018/1377/TCA	8 Sunnyside Frome BA11 1LD	Frome Keyford	Mr Ian Duncan	Proposed works:- Lawson Cypress - reduce height by approx one third.	Bo Walsh	Works/Felling Trees in a CA	Decision to be left to planning officer following consultation responses