

# Planning Minutes 14 - 03 - 2019

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

Date: Thursday 14<sup>th</sup> March 2019

Time: 7.00pm

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

### Present:

Frome Town Councillors: Rich Ackroyd, Colin Cobb and Pippa Goldfinger

Mendip District Councillors: Des Harris

### In attendance:

Members of the public: 6

Jane Llewellyn, Planning and Development Manager

Hannah Paniccia, Finance Administrator

Minute Ref	Agenda Item	Action
2018/47P	<p><b>1 QUESTIONS, COMMENTS AND INFORMATION FROM THE PUBLIC</b></p> <p>Elaine Gilbert informed the Planning Advisory Group that her application (<a href="#">2018/1357/FUL</a>) was turned down last week as Mendip District Council (MDC) felt the development proposes a harmful encroachment of built/ urban development into an Open Area of Local Significance. MDC also said the development will also create less than substantial harmful to the character and appearance of the Frome Conservation Area. Elaine would now like to apply for just one house rather than the three that were originally applied for. The new application will be for the top field. She would also like the bottom two and a half acre field to become community open space and asked if FTC would take this on and that a bridge from Rodden Meadow to the field would make this accessible for the public. Cllr Goldfinger said there would be a lot of consideration before FTC agree to take this on. Jane Llewellyn mentioned that the bridge over the river and the maintenance of the bridge would be costly. There are also requirements that the bridge will need to meet for this not to affect the river. Cllr Cobb said a more modest development which is in keeping with the area would be ideal, due to the development being visible from Rodden Meadow however we would need to see a more detailed design which includes the position of the dwelling. The Cllrs all agreed that FTC would be interested in more discussions regarding taking on ownership of the land. It was agreed for Cllr Ackroyd, Jane Llewellyn and Chris Stringer to go and have a walk around the area.</p>	
2018/48P	<p><b>2 DECLARATION OF MEMBERS' INTERESTS AND TO AGREE THE MINUTES OF THE PREVIOUS MEETING</b></p> <p><b>APOLOGIES FOR ABSENCE</b></p> <p>Mark Dorrington Shelia Gore Colin Cobb (late 7.10pm) Rich Ackroyd (late 7.23pm)</p> <p><b>DECLARATION OF MEMBERS INTERESTS</b></p> <p>None</p> <p><b>MINUTES</b></p> <p>The minutes of the Planning Advisory Group meeting held on 21 February 2019 were agreed and signed by the Chair.</p>	
2018/49P	<p><b>3 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED – APPENDIX 1</b></p> <p>ID 829 ID 834</p>	

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	ID 835 ID 836 ID 838 The above applications were discussed, please see the table at the end of the minutes to see the responses for all applications.	
2018/50P	<b>4 DATE OF NEXT MEETING</b> The next meeting will be at 7pm on 4 April 2019 in the Council Chamber, Frome Town Hall, Christchurch Street West, Frome BA11 1EB	

The Chair closed the meeting at 7.53pm.

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828	<a href="#">2019/0188/HSE</a>	85 Oakfield Road Frome BA11 4JH	Frome Oakfield	Miss Suzanne O'Donovan	Erection of single storey rear side return extension.	John Cawsey	Householder Application	Decision to be left to planning officer following consultation responses
829	<a href="#">2019/0118/FUL</a>	24 Market Place Frome BA11 1AJ	Frome Market	HSBC Holdings plc	Construction of stepped and ramped access with metal railings and timber handrails serving existing front entrance	Lorna Elstob	Full Application	Objection. We appreciate the need for disabled access to this building however we cannot support the proposed ramp. The ramp would sit on highways land so will need a S278 agreement from SCC. It is not clear from the application forms if notice has been served on SCC. The ramp would narrow the footpath to 1 meter adjoining the steps on the Boyle Cross area which would impact on event and Markets using the area. The ramp would impact on the entrance to Cheap Street narrowing the entrance way significantly and harm the historic setting of the gateway into the street. A new level doorway could be provided where the current ATMs are located.
830	<a href="#">2019/0259/HSE</a>	Saffron Berkley Road Frome BA11 2EE	Frome Berkley Down	Mr & Mrs J Foley	Proposed detached garage.	Carlton Langford	Householder Application	Decision to be left to planning officer following consultation responses

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831	<a href="#">2019/0177/HSE</a>	18 Pedlars Grove Frome BA11 2SP	Frome College	Mr & Mrs Trevor Shortman	Single storey extension to rear and side incorporating garage conversion.	Josh Cawsey	Householder Application	Decision to be left to planning officer following consultation responses
832	<a href="#">2019/0249/HSE</a>	44 Rodden Road Frome BA11 2AQ	Frome Berkley Down	Mr & Mrs Heaven	Erection of two storey and single storey extensions to the side following the demolition of the existing garage and provision of a pitched roof to the existing two storey rear extension.	Josh Cawsey	Householder Application	Decision to be left to planning officer following consultation responses
833	<a href="#">2019/0252/HSE</a>	86 The Butts Frome BA11 4AF	Frome Park	Rosie Allan	Demolition of existing rear extension and erection of new full width rear extension.	Josh Cawsey	Householder Application	Decision to be left to planning officer following consultation responses
834	<a href="#">2019/0232/HSE</a>	6 Waterloo Frome BA11 3JB	Frome Market	Mr & Mrs Chalke	Removal of existing conservatory and single garage, and erection of single storey side and rear extensions.	Josh Cawsey	Householder Application	No objection in principle but it is not clear whether the apparent loss of parking space is compensated by additional parking space on the other side of the dwelling. There should be no loss of parking in this location.
835	<a href="#">2019/0361/TCA</a>	10 Bath Street Frome Somerset BA11 1DN	Frome Market	Mr Stephen Morgan	Works to trees within a Conservation Area: Felling of Laburnum (T1), Pawlonia Tomentosa (T2), Maple (T4) and Silver Birch (T7).	Bo Walsh	Works/Felling Trees in a CA	No objection

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836	<a href="#">2019/0406/TCA</a>	15 Bath Road Frome BA11 2HJ	Frome College	Nicholas Ives	Works to trees in a conservation area:- T1 - Elm, fell. T2-T3 - Sycamore, reduce crown by 5m. T4 - Yew, cut back. T5 - Laylandii, reduce crown by 5m. T6 - Sycamore, remove one stem and reduce. T7 - Chestnut, cut back. T8 - Laylandii reduce by 5m. T9 - Hornbeam, fell. T10 - Sycamore, fell. T11 - Chestnut, fell. T12 - Twin Stem Chestnut, reduce by 2-3m. T13-T14 - Thorn, fell.	Bo Walsh	Works/Felling Trees in a CA	There is no arboricultural report so we would want to ensure that there really is a need to fell the Elm
837	<a href="#">2019/0181/FUL</a>	10 Palmer Street Frome Somerset BA11 1DS	Frome Market	Mrs Emerald Crawford	Change of use from retail (A1) to Beauty Salon (Sui Generis)	Josh Cawsey	Full Application	No objection in principle but it is not clear whether the apparent loss of parking space is compensated by additional parking space on the other side of the dwelling. There should be no loss of parking in this location.
838	<a href="#">2018/0383/FUL</a>	The Ring Of Bells 75 Broadway Frome BA11 3HD	Frome Oakfield	Pang	Demolition of existing public house and redevelopment building 6 new dwellings with new vehicular access (Revised plans received)	James U'Dell	Full Application	The revised plans address our previous concerns regarding overlooking issue from the balcony