

Planning Minutes 21 - 02 - 2019

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

Date: Thursday 21st February 2019

Time: 7.00pm

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

Present:

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

Mendip District Councillors: Des Harris

In attendance:

Members of the public: 4

Jane Llewellyn, Planning and Development Manager

Hannah Paniccia, Finance Administrator

Minute Ref	Agenda Item	Action
2018/43P	1 QUESTIONS, COMMENTS AND INFORMATION FROM THE PUBLIC A resident mentioned an issue of somebody living in a yurt on agricultural land. This is an issue as they have been there since 2010 and after living on the land for ten years it will automatically be changed to residential land without the need for planning permission. The resident at the meeting informed us that an eviction notice was served but not followed and so this has had no impact. An application has now been submitted to Mendip District Council (reference 2019/0131/FUL). Mendip District Cllr Harris said that the application is to live in a yurt and not for buildings. The PAG Cllrs were concerned that if the land is changed to residential use then there is a danger of others doing the same which will then affect the fields on the parish boundary. Jane Llewellyn also mentioned that this is against policy. The Cllrs requested that Jane responds to Mendip District Council to inform them of the concerns and to remind them that this is against policy.	
2018/44P	2 DECLARATION OF MEMBERS' INTERESTS AND TO AGREE THE MINUTES OF THE PREVIOUS MEETING APOLOGIES FOR ABSENCE Mark Dorrington left early 7.35pm DECLARATION OF MEMBERS INTERESTS All Councillors ID 825 and 826 MINUTES The minutes of the Planning Advisory Group meeting held on 31 January 2019 were agreed and signed by the Cllr Ackroyd as the chair wasn't present at the previous meeting.	
2018/45P	3 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED – APPENDIX 1 ID 814 ID 820 ID 824 The above applications were discussed, please see the table at the end of the minutes to see the responses for all applications.	
2018/46P	4 DATE OF NEXT MEETING The next meeting will be at 7pm on 14 March 2019 in the Council Chamber, Frome Town Hall, Christchurch Street West, Frome BA11 1EB	

The Chair closed the meeting at 7.54pm.

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ID	MDC Reference	Address	Ward	Applicant	Description	Planning Officer	Type	Consultation Response	Resolved FTC
813	2019/0180/HSE	31 Upper Whatcombe Frome Somerset BA11 3SA	Frome Market	Mr Stephen Squirrell	Part conversion of existing garage and creation of an additional window	Josh Cawsey	Householder Application	21/02/2019	Decision to be left to planning officer following consultation responses
814	2018/2344/FUL	Flat 6A Badcox Street Frome Somerset BA11 3BQ	Frome Market	Mr John Whelan	Replacement of shopfront, new ground floor internal partition wall and creation of a new staircase to first floor. Change of use to create 4 ensuite bedrooms to first and second floors. Erection of single storey rear extension and extension of shed to rear.	Carlton Langford	Full Application	21/02/2019	We fully support the change of use and creation of the accommodation, however we are concerned about the creation of a recessed doorway being open to misuse.
815	2019/0122/HSE	108 The Butts Frome Somerset BA11 4AF	Frome Park	Mr S. Trimming	Single storey rear extension	Lorna Elstob	Householder Application	21/02/2019	Decision to be left to planning officer following consultation responses
816	2019/0159/TCA	50 Broadway Frome BA11 3HE	Frome Oakfield	Nicholas Ives	Works to a tree in a conservation area:- T1 - Silver Birch - Crown reduce by 20% to reduce weight from old pollard points. Remove dead stumps.	Bo Walsh	Works/Felling Trees in a CA	21/02/2019	Decision to be left to tree officer following consultation responses
817	2019/0059/FUL	67 Nunney Road Frome BA11 4LE	Frome Oakfield	Mr Ian Callaway	Front and Rear extensions and alterations to window openings (part retrospective)	Josh Cawsey	Full Application	21/02/2019	Decision to be left to planning officer following consultation responses

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818	2019/0015/LBC	46 Naishs Street Frome BA11 3BU	Frome Market	Mr Josh Brudenell	Conversion of existing attic space into a bedroom with an en suite shower room, replacement of existing garden shed with a garden studio and install a wood burning stove in the living room.	Jayne Boldy	Listed Building Consent	21/02/2019	Decision to be left to planning officer following consultation responses
819	2019/0115/HSE	5 Clumber Drive Frome BA11 2LG	Frome Market	Ms G Tree	Single storey rear extension, change of roofing materials and landscaping works including the creation of new external steps	Lorna Elstob	Householder Application	21/02/2019	Decision to be left to planning officer following consultation responses
820	2019/0244/VRC	16 Catherine Hill Frome Somerset BA11 1BZ	Frome Market	Mr David Durant	Application to vary condition 3 (operating hours) of planning approval 104301/004.	Carlton Langford	Variation or Removal of Conditions	21/02/2019	Objection - Whilst there is support for the hours to be extended, there is concern over the noise impact on the surrounding residential properties, particularly when customers are outside. A noise management plan should accompany the application setting out how customers using the outside area for smoking etc. will be managed, particularly if tables and chairs are placed outside.

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821	2019/0027/HSE	89 Oakfield Road Frome BA11 4JH	Frome Oakfield	Anne Marie Blake	Erection of a single storey timber building for use as a garden room.	Josh Cawsey	Householder Application	21/02/2019	Decision to be left to planning officer following consultation responses
822	2019/0223/TCA	The Blue House The Bridge Frome BA11 1AP	Frome Market	Nicholas Ives	Works to trees in a conservation area:- T1-T4 - Ornamental Pears - Reduce height x a maximum of 4m and the side growth x 1m.	Bo Walsh	Works/Felling Trees in a CA	21/02/2019	Decision to be left to tree officer following consultation responses
823	2019/0312/TCA	White Horse View Keyford Terrace Frome BA11 1JL	Frome Keyford	Ms Rowena Collins	Works to a tree in a Conservation Area: T1 - Laburnum - Fell	Bo Walsh	Works/Felling Trees in a CA	21/02/2019	Decision to be left to tree officer following consultation responses
824	2019/0209/REM	Caxton Road Frome Somerset BA11 1NF	Frome Keyford	Mr Luke Cleary	Application for approval of reserved matters following outline approval 2015/1392/OTS for the erection of 158 Dwellings and a 447m ² Neighbourhood Centre, along with associated open space and infrastructure. Matters of appearance, landscaping, layout and scale to be determined.	James U'Dell	Reserved Matters Application	21/02/2019	Separate comments to follow (see bottom of page)
825	2019/0210/HSE	23 Vicarage Street Frome BA11 1PU	Frome Market	Mr & Mrs James and Emma Morell and Parker	Replacement of sliding door with 3 leaf door, extending of garden stairs with hand rail and extending covered side yard to the rear by 2.6m	Jayne Boldy	Householder Application	21/02/2019	Decision to be left to planning officer following consultation responses

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826	2019/0211/LBC	23 Vicarage Street Frome BA11 1PU	Frome Market	Mr & Mrs James and Emma Morell and Parker	Replacement of sliding door with 3 leaf door, extending of garden stairs with hand rail and extending covered side yard to the rear by 2.6m.	Jayne Boldy	Listed Building Consent	21/02/2019	Decision to be left to planning officer following consultation responses
827	2019/0217/LBC	Welshmill House Welshmill Road Frome BA11 2LA	Frome Market	Mr & Mrs Powrie	Adjustment of modern internal partitions in the annex building	Jayne Boldy	Listed Building Consent	21/02/2019	Decision to be left to planning officer following consultation responses

2019/0209/REM | Application for approval of reserved matters following outline approval 2015/1392/OTS for the erection of 158 Dwellings and a 447m2 Neighbourhood Centre, along with associated open space and infrastructure. Matters of appearance, landscaping, layout and scale to be determined. | Caxton Road Frome Somerset BA11 1NF

The above application was discussed by the Frome Town Council Planning Advisory Group on 21st February, please see our comments below.

We have previously had pre-application discussions with the applicants and as stated in the Design Compliance report, we were broadly in support of the proposals. Unfortunately, at that time we had not appreciated that the secondary access off Adderwell Road had been removed. We are very concerned about the impact this will have on the remaining access off Locks Hill, and object to this application as the transport assessment and travel plans approved at the outline stage will no longer be relevant.

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We support the Civic Society comments in requesting an Arboricultural and Biodiversity report in relation to the “Nature Reserve”. Further details of how the pedestrian right of way down to the riverside will be managed and maintained should also be provided. A properly constructed footpath down the riverside bank to the river is necessary otherwise people will create their own way down the bank having a negative impact on the nature reserve.

DRAFT