

Planning Minutes 23 - 08 - 2018

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

Date: Thursday 23rd August 2018

Time: 7.00pm

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

Present:

Frome Town Councillors: Rich Ackroyd, Ali Barclay, Mark Dorrington, Gary Collinson, Sheila Gore and Pippa Goldfinger

Mendip District Councillors: Des Harris and Damon Hooton

In attendance:

Members of the public: 3

Presenters: 2

Jane Llewellyn, Planning and Development Manager

Hannah Paniccia, Finance Administrator

Minute Ref	Agenda Item	Action
2018/007P	<p>1 QUESTIONS, COMMENTS AND INFORMATION FROM THE PUBLIC</p> <p>A member of the public asked what Frome Town Councils' plans are for Saxonvale. Cllr Goldfinger said we can't answer the question at this stage as we are waiting to hear from Mendip District Council and to see their masterplan for the site. Once we have seen this we will be able to look at the land FTC own. Jane Llewellyn added that it is still early days and that meetings need to take place between FTC and MDC before we can answer.</p> <p>The member of the public also asked if the confidential item on the agenda had any information in the public domain about the development. Cllr Goldfinger said that there is currently no information in the public domain but there will be soon.</p> <p>Sue Hughes passed on a report from John Garvey that Avenue Road has had part of the pavement lowered to help with access for wheelchair users and pushchairs however cars are now parking where the lowered pavements are. This will be reported to SCC Highways.</p> <p>Sue Hughes asked if the railings on Portway are going to be painted and if somebody could get rid of the weeds as it is looking untidy. Jane Llewellyn said that she will speak to Chris Stringer, Environment Manager to get an update.</p> <p>Mendip District Cllr Hooton shared an update on the land at Egford that he received. Used needles have been removed from Egford. Idverde who are contracted out by MDC will be keeping a closer eye on the area. The person who was living in a tent on the site has been moved on.</p> <p>Cllr Ackroyd mentioned that Mendip Ramblers have recently reopened a path at Egford that has been closed for around 20 years.</p>	
2018/008P	<p>2 DECLARATION OF MEMBERS' INTERESTS AND TO AGREE THE MINUTES OF THE PREVIOUS MEETING</p> <p>APOLOGIES FOR ABSENCE</p> <p>None</p> <p>DECLARATION OF MEMBERS INTERESTS</p> <p>None</p> <p>MINUTES</p>	

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	<p>Jane Llewellyn explained why we have minutes for the cancelled meeting and that Colin Cobb (Chair) and herself have delegated responsibility to comment on the applications. The minutes of the Planning Advisory Group meeting held on 12 July 2018 and the minutes from the cancelled meeting on 2 August 2018 were agreed and signed by the Chair.</p> <p>Cllr Des Harris mentioned that application ID 685 has since been withdrawn.</p>	
2018/009P	<p>3 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED – APPENDIX 1 ID 697 The above application was discussed, please see the table at the end of the minutes to see the responses for all applications.</p>	
2018/010P	<p>4 TO CONSIDER A REQUEST FOR SUPPORT OF DOUBLE YELLOW LINES ON MARSTON TRADING ESTATE A resident sent an email to Jane Llewellyn asking for FTCs’ support for double yellow lines on Marston Trading Estate as vehicles are parking on corners at the mouth of Manor Road into Mount Pleasant/Little Keyford Lane, and the mouth of Mount Pleasant into Culverhill/B3092. Cllr Ackroyd mentioned that the building work on what was previously the Tool and Gage could be having an impact on this. Cllr Collinson agreed that the parking is awful and that it was bad before the work was going on. Cllr Dorrington stated that this issue came up at the parking meeting. All of the Councillors were happy to support the request for double yellow lines.</p>	
2018/011P	<p>5 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.</p>	
2018/012P	<p>6 DATE OF NEXT MEETING The next meeting will be at 7pm on 13 September 2018 in the Council Chamber, Frome Town Hall, Christchurch Street West, Frome BA11 1EB</p>	

The Chair closed the meeting to the public at 7.33pm The Chair closed the meeting after the confidential item at 8.10pm

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690	2018/1724/HSE	20 Goulds Ground Frome BA11 3DW	Frome Market	Mr & Mrs Blazevic	Removal of Existing Conservatory and Erection of Single Storey Rear Extension	Lorna Elstob	Householder Application	Decision to be left to planning officer following consultation responses
691	2018/2002/TCA	St Johns Primary School Christchurch Street East Frome BA11 1QG	Frome Market	Nicholas Ives	Crown lightening of Copper Beech as per report attached as part of this application. Crown reduce one Lime by 1/3. Remove dead wood and epicormic growth	Bo Walsh	Works/Felling Trees in a CA	No Objection
692	2018/1673/HSE	Kaylow Rosedale Walk Frome BA11 2JH	Frome Market	Ms Debra Wade	New 30m? detached garage and bicycle store on the site of a detached house as well as a new concrete driveway access to replace the existing access.	Lorna Elstob	Householder Application	Decision to be left to planning officer following consultation responses
693	2018/1661/FUL	Land To The South Of Uplands Innox Hill Frome Somerset BA11 2LN	Frome Market	Mr & Mrs K and J Bateson	Proposed erection of a No. 1 detached split level dwelling.	James U'Dell	Full Application	Decision to be left to planning officer following consultation responses

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694	2018/1971/TCA	4 Redland Terrace Frome Somerset BA11 1HT	Frome Keyford	Ms Serena Summers	Proposed works:- 1. Willow - removal; 2. Dogwood - removal.	Bo Walsh	Works/Felling Trees in a CA	No Objection
695	2018/1518/TPO	6 Valley View Frome Somerset BA11 3SD	Frome Market	Mr Mike Moore	T1. Lime tree - 35ft in height, proposed removal of 9ft of growth, back to old pollard points, resulting in height of 26ft.	Bo Walsh	Works/Felling of TPO Trees	No Objection
696	2018/1972/TCA	35 Innox Hill Frome Somerset BA11 2LN	Frome Market	Mr Geoffrey Cardnell	Beech tree overhanging garden & property of No. 6 Lower Innox. Remove lower canopy over fence of No. 6, remove 10 laterals growing into property, prune back by 2 metres 10 upper laterals growing over property garden and fence line.	Bo Walsh	Works/Felling Trees in a CA	No Objection
697	2018/1799/OTS	Braeside Works Wesley Close Frome Somerset BA11 1EA	Frome Park	Mr Lee Weatherall	Outline application, some matters reserved (only access considered), for the demolition of existing	James U'Dell	Outline - Some Matters Reserved	Separate comments to follow

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					structures and industrial buildings and change of use from B2 to C3 to deliver up to 10 residential dwellings			
698	2018/1832/LBC	7 Bath Street Frome BA11 1DH	Frome Market	Mr Eyub Saliev	Removal of non compliant commercial food extract and replace with compliant food extract	John Shaw	Listed Building Consent	Decision to be left to planning officer following consultation responses
699	2018/1831/FUL	7 Bath Street Frome BA11 1DH	Frome market	Mr Eyub Saliev	Removal of non compliant commercial food extract and replace with compliant food extract.	John Shaw	Full Application	Decision to be left to planning officer following consultation responses
700	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	James U'Dell	Variation or Removal of Conditions	Decision to be left to planning officer following consultation responses

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					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 (Amended plans received 13th Aug 2018)			
701	2018/1892/HSE	4 Monmouth Heights Frome Somerset BA11 2FJ	Frome Berkley Down	Mr Graham Stickley	Erection of fence to front boundary of property	Lorna Elstob	Householder Application	Decision to be left to planning officer following consultation responses
702	2018/1652/HSE	33 Styles Hill Frome Somerset BA11 5JG	Frome Berkley Down	Mr M Pellow	Proposed Dormer Window to Front Elevation	John Shaw	Householder Application	Decision to be left to planning officer following consultation responses
703	2018/1918/HSE	16 Bath Road Frome BA11 2HH	Frome College	Mrs Holt	Single storey rear extension	John Shaw	Householder Application	Decision to be left to planning officer following consultation responses

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704	2018/1887/HSE	18 Yeomans Lodge Frome Somerset BA11 4SA	Frome Park	Mr & Mrs Smalley	Conversion of existing internal garage and new external garage with link.	Lorna Elstob	Householder Application	Decision to be left to planning officer following consultation responses
705	2018/1726/LBC	Ken House Cork Street Frome BA11 1BL	Frome Market	Mrs Jennifer Godbeer	Partial Change of Use and removal of modern stud partitions and external alterations.	Jayne Boldy	Listed Building Consent	Decision to be left to planning officer following consultation responses
706	2018/1725/FUL	Ken House Cork Street Frome BA11 1BL	Frome Market	Mrs Jennifer Godbeer	Partial Change of Use and removal of modern stud partitions and external alterations	Jayne Boldy	Full Application	Decision to be left to planning officer following consultation responses

697 2018/1799/OTS Braeside Works Wesley Close Frome Somerset BA11 1EA

We object to the proposal, in particular the loss of a Valuable Employment Site as set out in The Frome Neighbourhood Plan Policy BE1. The site is no 6 – Wesley Close. This site is now the closest remaining valuable Employment site to the Town Centre. We do not believe it has been tested sufficiently to demonstrate that no demand exists. The marketing report submitted with the application does not include a photograph of the signboard but an invoice has been enclosed. This was in 2010 and there is no evidence that the signboard was in place within two years of the date of submission of the application, as advised by the Marketing SPD. There are also no copies of the adverts for the limited local advertisements placed in 2010 & 2011, we do not believe that this meets the two year window either.

The Marketing report states in section 7.2 that the property was presented to the market as commercial premises, however the Carter Jonas particulars state that the site is suitable for redevelopment (subject to Planning), as no pre-application advice had been sought from the District Council, we believe this was a misrepresentation of the site. We are also concerned that stating the site is suitable for redevelopment may have inflated the valuation of the site and would ask that this is referred to Mendip's independent valuation consultant with access to the details of the non-proceedable offers that were received together with the marketing database which has not been provided.

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The marketing report concluded that there is a significant availability of alternative commercial space on the market in Frome, however these sites are not centrally located and within a short distance to the town centre amenities.

As stated below by the Frome Civic Society we also object on the grounds of overdevelopment and insufficient amenity space-

This site is on the edge of a conservation area, abutting the Grade II listed Former Police Station and close to No 3 Wesley Slope, a grade II listed property. It is part of a much larger non-residential historic area with diverse employment including the adjacent car breakers yard, the Old Church School and the Old Police Station. This proposal would continue the erosion of employment space in the town centre, which has already lost the nearby Slipps Nurseries to housing in recent years. The loss of employment land is contrary to aims of the Local Plan CP3 and DP20.

The amount of housing proposed would be overdevelopment. The plan shows units 1-7 have poor quality and insufficient external amenity space, backing on to an industrial site. Units 9 & 10 would have blind first floor elevations to the west and would adversely impact the neighbouring property, contrary to DP7.

If this application is considered for approval it should include the workspace option referred to in section 6.2 of the design and access statement.

We are aware that the sale of this site is intended to support the expansion of the business on the Marston Trading Estate and would want to see this secured through a S106 agreement together with an off-site contribution to Affordable housing.