

Planning Minutes 21 - 06 - 2018

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

Date: Thursday 21st June 2018

Time: 7.00pm

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

Present:

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

Mendip District Councillors: Des Harris

In attendance:

Members of the public: 7

Jane Llewellyn, Planning and Development Manager

Hannah Paniccia, Finance Administrator

| Minute Ref | Agenda Item | Action |
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| 2016/170P | 1 QUESTIONS, COMMENTS AND INFORMATION FROM THE PUBLIC None | |
| 2016/171P | 2 DECLARATION OF MEMBERS' INTERESTS AND TO AGREE THE MINUTES OF THE PREVIOUS MEETING APOLOGIES FOR ABSENCE Shelia Gore DECLARATION OF MEMBERS INTERESTS None MINUTES The minutes of the Planning Advisory Group meeting held 31 st May 2018 were agreed and signed by Mark Dorrington. | |
| 2016/172P | 3 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED – APPENDIX 1 ID 650 ID 655 ID 659 The above applications were discussed. | |
| 2016/173P | 4 DATE OF NEXT MEETING The next meeting will be at 7pm on 2 August 2018 in the Council Chamber, Frome Town Hall, Christchurch Street West, Frome BA11 1EB | |

The Chair closed the meeting at 8.05pm

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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 | Anna Clark | Full Application Under Regulation 3 | Application withdrawn |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 | Repainting 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 |

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