

Planning Minutes 18 - 07 - 2019

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

Date: Thursday 18th June 2019

Time: 7.00pm

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

Present:

Frome Town Councillors: Rich Ackroyd, Anita Collier, Mark Dorrington, Sheila Gore, Paul Horton, John Nelson, & Steve Tanner (Chair)

Mendip District Councillors: Helen Kay

In attendance:

Members of the public: 21

Jane Llewellyn, Planning and Development Manager

Chloe Bray, Executive Assistant to the Town Clerk and Mayor

Minute Ref	Agenda Item	Action
2019/009P	<p>1 QUESTIONS, COMMENTS AND INFORMATION FROM THE PUBLIC</p> <p>None</p>	
2019/010P	<p>2 DECLARATION OF MEMBERS' INTERESTS AND TO AGREE THE MINUTES OF THE PREVIOUS MEETING</p> <p>APOLOGIES FOR ABSENCE</p> <p>Lizzie Boyle Maxine Crawley Nick Dove Anne Hills Andy Palmer Scott Ward</p> <p>DECLARATION OF MEMBERS INTERESTS</p> <p>None</p> <p>MINUTES</p> <p>The minutes of the Planning Advisory Group meetings held on 27 June 2019 were agreed and signed by the Chair.</p>	
2019/011P	<p>3 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED – APPENDIX 1</p> <p>ID 70 ID 72 ID 74 ID 76 ID 77 ID 79 ID 82 ID 83</p> <p>The above applications were discussed, please see the table at the end of the minutes to see the responses for all applications.</p> <p>ID 79 was discussed, here is a summary of what was said at the meeting. It was asked if Mendip District Council had passed the application in principle, but this hadn't happened. A resident asked if Mendip District Council Planning Committee members will see the site before making a decision. Steve answered to say that Frome Mendip District Councillors will.</p>	

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	<p>A member of the public said that the factory should be build on more suitable land as this could add to the flood risks in Spring Gardens area. Cllr Tanner said that this would be looked into at more detail once a Reserved Matters planning application is submitted but they will consider this in the response too.</p> <p>A resident said that the factory will ruin the setting of Selwood Lodge, which is a beautiful area with lots of wildlife including otters. The Orchardleigh estate and Selwood Lodge are significant to heritage.</p> <p>Residents were concerned about the light pollution at night and the noise pollution.</p> <p>A member of the public suggested an alternative site being Addos, UK as the site is currently empty.</p> <p>A member of public asked if Somerset County Council Highways had responded yet. Jane informed them that they haven't responded but they will respond to the information given.</p> <p>A resident was concerned about the speed of vehicles going along the road of the planned entrance as cars go faster than the speed limit of 40 mph. One resident who lives on Coalash Lane said in the last nine years five vehicles have crashed into his wall/garden. A resident mentioned if roadworks were required this will have a huge effect as well as adding the 100 employees plus deliveries in HGVs. It was added that the exiting road at Coalash Lane is just about wide enough to accommodate an HGV, two would not be able to pass each other. Concerns were raised about slow moving vehicles turning and poor visibility.</p> <p>A member of the public asked what the chances of MDC approving this project are, Jude from Selwood Council said that they will be writing to MDC to recommend refusal.</p> <p>A resident mentioned that Lilley's Cider is a local business who are good at employing local people.</p>	
2019/012P	<p>4 DATE OF NEXT MEETING</p> <p>The next meeting will be at 7pm on 8 August 2019 in the Council Chamber, Frome Town Hall, Christchurch Street West, Frome BA11 1EB</p>	

The Chair closed the meeting at 8.45pm.

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ID	MDC Reference	Address	Ward	Applicant	Description	Planning Officer	Type	Resolved FTC
67	2019/1510/HSE	29 Cheddar Close Frome BA11 2DT	Frome College	Mr & Mrs Walker	Two storey side extension and extend parking area.	Lorna Elstob	Householder Application	No objection
68	2019/1377/LBC	5 Keyford Terrace Frome Somerset BA11 1JL	Frome Keyford	Miss Eloise Schwerdt	Replace front modern door to wooden door, re-paint front door in 'Dix Blue' by Farrow and Ball. Render existing breeze block wall to front of house. Remove fire surround in living room, remove paint around windows to reveal stone.	Jayne Boldy	Listed Building Consent	No objection
69	2019/1446/HSE	The Nut House 75 Marston Lane Frome Somerset BA11 4DG	Frome Park	Mr Jon Pincombe	To demolish existing and re-build new garage and studio space at rear garden.	Josh Cawsey	Householder Application	No objection
70	2019/0849/FUL	3 Market Place Frome BA11 1DQ	Frome Market	Mr Ronald Hofbauer	Conversion of part first floor and full conversion of second, third and fourth floors to provide 5 no. 1 bedroom flats and 1 no. 2 bedroom flat.	Carlton Langford	Full Application	Objection - we would not want to see the loss of office space in the town centre. This application should be accompanied by marketing and business evidence to demonstrate that there is no demand in line with the District Council's SPD
71	2019/0850/LBC	3 Market Place Frome BA11 1DQ	Frome Market	Mr Ronald Hofbauer	Conversion of part first floor and full conversion of second, third and fourth floors to provide 5 no. 1 bedroom flats and 1 no. 2 bedroom flat.	Carlton Langford	Listed Building Consent	Objection - we would not want to see the loss of office space in the town centre. This application should be accompanied by marketing and business evidence to demonstrate that there is no demand in line with the District Council's SPD

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72	2019/1494/VRC	Saffron Berkley Road Frome BA11 2EE	Frome College	Mr & Mrs J. Foley	Application to vary condition 2 (The development shall be carried out in accordance with drawing numbers AL(1)01 rev E, AL(1)02 rev N, AL(1)07 rev H received 11th July 2014) of planning approval 2014/1226/FUL (New build dwelling in the grounds of Saffron) to the development shall be carried out in accordance to drawings AL(1)01 rev E, AL(1)02 rev V, AL(1)07 rev R, AL(1)11 Rev A.	Lorna Elstob	Variation or Removal of Conditions	No objection
73	2019/1290/HSE	33 Innox Hill Frome Somerset BA11 2LN	Frome Market	Mr Roy Watts	Erection of storage shed in front garden.	Josh Cawsey	Householder Application	No objection
74	2019/1474/FUL	15 Palmer Street Frome BA11 1DS	Frome Market	Mr Andy Hobbs	Change of use from Health Club (D2) to Education use (D1).	Josh Cawsey	Full Application	We fully support this application
75	2019/1469/HSE	32 Somerset Road Frome BA11 1HD	Frome Park	Mrs Rebecca Ravenscroft	Proposed single storey rear and side extension to existing dwelling	Lorna Elstob	Householder Application	No objection
76	2019/1413/FUL	Plot 8 Former Mendip Lodge Hotel Bath Road Frome Somerset	Frome College	-	Erection of 1 (no) three bedroom dwelling house and associated works.	Josh Cawsey	Full Application	Objection - no renewable energy generation is proposed for this dwelling

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77	2019/1024/HSE	40 Weymouth Road Frome BA11 1HH	Frome Park	Mr & Mrs T Jones-Marquez	Demolition of the existing single storey pitched roof rear extension and construction of a ground floor and part 2 storey rear extension and associated internal alterations.	Josh Cawsey	Householder Application	No objection
78	2019/1531/HSE	9 Churchill Road Frome BA11 4ED	Frome Park	Mr & Mrs Knowles	Erection of 2 storey side and rear extension	Lorna Elstob	Householder Application	No objection
79	2019/0416/OTS	Land Off Cuckoo Lane Frome BA11 2NT	Selwood Parish Council	Mr Chris Lilley	Outline planning application (with all matters except access to be reserved) for a cider production facility and a farm shop, cafe and community room. (Amended description, plans and supporting information (Revised Proposal Planning Statement; Transport Statement; Flood Risk Assessment; and Landscape and Visual Impact Assessment) received 26/06/19)	Anna Clark	Outline - Some Matters Reserved	Please see comments for this application below the table of comments
80	2019/1642/HSE	8 Delmore Road Frome Somerset BA11 4EG	Frome Park	Mr Steven Cox	Proposal to lower 6 kerbs and re-tarmac pavement	Josh Cawsey	Householder Application	No objection
81	2019/1643/HSE	10 Delmore Road Frome Somerset BA11 4EG	Frome Park	Mr Roger Giles	Proposal to lower 6 kerbs and re-tarmac pavement	Josh Cawsey	Householder Application	No objection

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82	2019/1654/HSE	15 Phoenix Terrace Catherine Street Frome Somerset BA11 1DB	Frome Market	Mr Freddy P. Payne	Proposed first floor bathroom and reinstatement of 3 rooms and their original detailing. (Re-submission of 2019/0423/HSE and 2019/0425/LBC)	Jayne Boldy	Householder Application	No objection
83	2019/1656/LBC	15 Phoenix Terrace Catherine Street Frome Somerset BA11 1DB	Frome Market	Mr Freddy P. Payne	Proposed first floor bathroom and reinstatement of 3 rooms and their original detailing. (Re-submission of 2019/0423/HSE and 2019/0425/LBC)	Jayne Boldy	Listed Building Consent	No objection
84	2019/1349/HSE	Whitegate Berkley Road Frome BA11 2EE	Frome Berkley Down	Mr Richard Aspray	Installation of PV solar panels on the SW facing roof.	Josh Cawsey	Householder Application	No objection

2019/0416/OTS - Land off Cuckoo Lane, Frome

Please see below the consultation response from Frome Town Council for the amended plans relating to Land off Cuckoo Lane, Frome.

Objection

The meeting on 18th July was attended by 30 people who came to take part in the discussion including representatives from Selwood Parish Council.

Whilst we welcome the removal of the dwellings, sheep barn, and the lowering of the cidery building, we still have the following concerns.

Scale

We appreciate that this application is Outline and will only determine that access at this stage, the applicants have clearly indicated the size of building they would like on the layout plans. We believe that a building of this size will have a significant impact on the surrounding landscape which lies along Frome Valley with views across to the Orchardleigh Estate, and the scale of the development would not be appropriate in this location which would be contrary to Core Policy 4 (4.3).

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The supporting documents state that the impact of the development can be mitigated through the use of landscaping and screening and the trees will take approximately 20 years to reach a suitable height of 12 -20m (page 8 of the design & access statement) this is not an acceptable timeframe, therefore if this application is approved, we would like to see some height and size parameters set by the Planning Authority and conditioned on any outline consent. We would welcome the opportunity to discuss this further.

Traffic and Transport

There is still concern about the overall traffic impact and highway safety including the current high speed of vehicles along Cuckoo Lane. There is not enough detail provided about the amount of HGV movements and residents have advised that there are certain points along Cuckoo Lane where it is already impossible for HGVs to pass one another.

There will be an impact from additional HGVs on the flow of the traffic when entering and leaving the site and associated noise impacts, in line with the EPO's comments we would want to see the arrival and departure of HGVs restricted. There is a need to ensure that any access is safe for both vehicles and pedestrians crossing the road at the points where the public footpaths exit the site onto Cuckoo Lane. If the Highways authority supports the transport assessment and confirms that the access is acceptable, we would like to see a more robust travel plan in place that goes further than the current proposals that supports sustainable travel and includes visitors, staff and suppliers.

Noise impacts

Residents are understandably concerned about the additional noise that will be generated by the development, whilst noise generated from within the factory can be mitigated, we would want to ensure that any noise generated outside of the buildings such as vehicle movements are carefully considered and controlled as part of any reserved matters application.

Other

The red line on the revised plan still includes the areas where the two dwellings and sheep barn were proposed, the red line should be amended to only include the cidery and café buildings to avoid any confusion.

Whilst provision is made for cycle parking, no cycle routes are provided through the site. Concern was also raised about light pollution and the impact this would have on the ecology of the site and the surrounding areas.