

Planning Minutes 19 - 09 - 2019

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

Date: Thursday 19th September 2019

Time: 7.00pm

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

Present:

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

Mendip District Councillors: Helen Kay

In attendance:

Members of the public: 3

Jane Llewellyn, Planning and Development Manager

Hannah Paniccia, Finance Administrator

Minute Ref	Agenda Item	Action
2019/021P	1 QUESTIONS, COMMENTS AND INFORMATION FROM THE PUBLIC None	
2019/022P	2 DECLARATION OF MEMBERS' INTERESTS AND TO AGREE THE MINUTES OF THE PREVIOUS MEETING APOLOGIES FOR ABSENCE Rich Ackroyd arrived at 7.24pm Rob Collett Maxine Crawley Mark Dorrington left at 7.32pm Anne Hills John Nelson Scott Ward DECLARATION OF MEMBERS INTERESTS None MINUTES The minutes of the Planning Advisory Group meetings held on 29 August 2019 were agreed and signed by the Chair.	
2019/023P	3 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED – APPENDIX 1 ID 120 *Please note we received further amendments to this application after the agenda was sent out, so the new amended plans were looked at. Please see ID 139 for response. ID 124 ID 128 ID 131 ID 132 ID 137 ID 139 *Please note this application was added after the agenda was sent out as it was amendments to ID 120. This was so PAG were discussing the up to date plans.	
2019/024P	4 DATE OF NEXT MEETING The next meeting will be at 7pm on 10 October 2019 in the Council Chamber, Frome Town Hall, Christchurch Street West, Frome BA11 1EB	

The Chair closed the meeting at 8.20pm.

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120	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 447m2 Neighbourhood Centre, along with associated open space and infrastructure. Matters of appearance, landscaping, layout and scale to be determined (Revised planning layout to include secondary emergency access - plans received 2nd Sept 2019)	James U'Dell	Reserved Matters Application	We are pleased to see the reinstatement of the access to Adderwell as shown on the proposed layout plan 13303/5001K 17/09/19 we note that this is not now shown as an emergency route so should be conditioned to be retained as a two-way public road as per the original outline application. It would be beneficial if the existing PROW adjoining site could be diverted and included within the application site. This would enable the path to be properly surfaced and provide a more continuous route through the site. We are very pleased with the energy statement and congratulate the developers on this. We would also like to see a condition added to any consent requiring construction vehicles to be cleaned prior to leaving the site.
121	2019/1124/ FUL	2 Caxton Road Frome BA11 1NE	Frome Keyford	Mr Matthew Clark	Demolition of outbuilding, erection of rear single storey extension and creation of parking area (Amended plans and development description)	James U'Dell	Full Application	No objection
122	2019/2081/ FUL	Plot 8 Former Mendip Lodge Hotel Bath Road Frome Somerset	Frome College	Latona Leisure Ltd	Erection of 1 No. three-bedroom dwelling house and associated works (revised house type)	Josh Cawsey	Full Application	No objection however we are disappointed that this site was developed on a piecemeal basis, avoiding the need for affordable housing.

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123	2019/2207/HSE	15 Pensford Way Frome BA11 2YE	Frome Berkley Down	Mrs RUTH BEARDALL	NEW SINGLE STOREY SIDE EXTENSION TO EXISTING BUNGALOW DWELLING	Josh Cawsey	Householder Application	No objection
124	2019/2098/HSE	29 Locks Hill Frome BA11 1NA	Frome Keyford	Mr E Caldwell	Replace existing, blockwork garage with improved garage and storage building.	Charlotte Rogers	Householder Application	No objection
125	2019/2203/HSE	18 Pedlars Grove Frome BA11 2SP	Frome College	Mr Trevor Shortman	Rear and side single storey extension	Josh Cawsey	Householder Application	No objection
126	2019/1891/HSE	Church View 89 Weymouth Road Frome Somerset BA11 1HJ	Frome Park	Mr Lachlan Borthwick	Erect a workshop/shed at the front of the property.	Charlotte Rogers	Householder Application	No objection
127	2019/2072/HSE	53 Feltham Drive Frome Somerset BA11 5AG	Frome Keyford	Mrs Helen Peach	Proposal to remove 5-6 ft Laylandii hedge and replace with a 5ft 6inch feather edged fence.	Josh Cawsey	Householder Application	No objection
128	2019/2129/FUL	Land At 378398 147602 Station Approach Frome Somerset	Frome Keyford	Mahesh Kommu	Siting of two portacabins for use as Cafe (A3).	Charlotte Rogers	Full Application	We fully support this application and believe it will have a positive impact on the Station Approach area and those using the station. We would like to see confirmation of the hours of operation.

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129	2019/2180/HSE	57 Somerset Road Frome BA11 1HE	Frome Oakfield	Mr & Mrs Little	Proposed two storey rear extension and internal alterations	Josh Cawsey	Householder Application	No objection
130	2019/2178/HSE	11 Sycamore Drive Frome Somerset BA11 2TF	Frome College	Mr S Ford	Proposed side/rear single storey extension	Charlotte Rogers	Householder Application	No objection

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131	2019/1731/FUL	1 Long Ground Frome BA11 1PJ	Frome Keyford	Mrs Cressida Hemming s	Proposed 1no. two bedroom coach house dwelling. (additional information rec'd 29-30.08.2019).	Lorna Elstob	Full Application	Objection - We reiterate the comments of the Civic Society The proposed new house is adjacent to another planning proposal for a separate dwelling through conversion (2019/1740/FUL) . Although this application is stand alone, the LPA should consider the cumulative impact of granting both applications. Together they would have a significant impact on the conservation area and the Grade II Listed 'Keyford Elms' building facing the site on Locks Hill. By virtue of the raised ground and prominent corner plot the new house will have a significant impact. Long Ground is inadequate as a means of access. The existing house opens directly to a narrow lane, designed for handcarts. By current highway standards this lane should be closed as it is unsafe for vehicles and pedestrians, having no footway. Any additional vehicle movements, access and parking should be resisted unless the lane is widened with a footway. The siting and design of the proposed dwelling is suburban and not subordinate or in character with the conservation area. The proposed north west elevation with large areas of glazing, a first floor terrace overlooking Locks Hill and an ugly gable end facing onto Locks Hill, with no landscaping proposals on the Locks Hill frontage, will create significant harm to the conservation area and to the setting of the listed building opposite. This application should not be determined until application 2019/1740/FUL is determined or vice-verse in order to safeguard the public amenity from the cumulative effect of these two applications.
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132	2019/2163/FUL	85 Oakfield Road Frome Somerset BA11 4JH	Frome Oakfield	Mr Richard Lock	Proposed change of use of existing shed building to B1(c) business.	Lorna Elstob	Full Application	We are concerned about the potential impact of this proposal on the neighbouring properties and would want to ensure that Environmental protection are happy with this. If any consent is issued it should be personal to the business
133	2019/1470/HSE	5 Rowan Court Frome BA11 2SJ	Frome College	Mrs Tanya Labno	Erection of porch	Charlotte Rogers	Householder Application	No objection
134	2019/2122/VRC	8 Sheppards Barton Frome BA11 1EL	Frome Market	Mrs Diana Smith	Application to vary condition 2 (drawing no.s), 3 (external facing materials) of planning approval 2017/1752/HSE to install 1no. rooflight to extension and re-construct shed to be used as a garden store.	Jayne Boldy	Variation or Removal of Conditions	No objection
135	2019/2128/HSE	1 Nursery Villas Dommetts Lane Frome BA11 4JD	Frome Oakfield	Kim Kearney	New entrance gates vehicular & pedestrian	Lorna Elstob	Householder Application	No objection
136	2019/1914/TPO	Shelsey House Welshmill Road Frome BA11 2LA	Frome Market	Mr Richard Perkins	Proposed works to a tree covered by a Tree Preservation Order M1358 - T1	Bo Walsh	Works/Felling of TPO Trees	No objection

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					- Dawn Redwood - Fell.			
137	2019/2211/TCA	35 Fromefield Frome BA11 2HE	Frome College	Mrs Feldwick	Proposed works to a tree in a conservation area:- T1 - Willow Tree - Remove to ground level.	Bo Walsh	Works/Felling Trees in a CA	No reason has been given for felling the tree
138	2019/2206/HSE	30B The Butts Frome BA11 4AA	Frome Park	Mr Nicholas Carter	Installation of two 55x1180 Velux windows into the rear portion of the roof.	Josh Cawsey	Householder Application	No objection
139	2019/1025/ADV	The Olive Tree 6 Christchurch Street West Frome BA11 1EQ	Frome Market	Miss Clare Atkin	Erection of 2no. Facia illuminated signs. 1no. hanging illuminated sign. 1no. hoarding non-illuminated sign. 2no. hoarding illuminated signs. 3no. other illuminated signs. (amended description and drawings).	Lorna Elstob	Application to Display Adverts	No objection to the amended plans