

Planning Minutes 21 - 11 - 2019

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

Date: Thursday 21st November 2019

Time: 7.00pm

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

Present:

Frome Town Councillors: Rich Ackroyd, Lizzie Boyle, Sheila Gore, Paul Horton, John Nelson (Vice Chair) and Steve Tanner (Chair)

Mendip District Councillors: Helen Kay

In attendance:

Members of the public: 9

Presenters: 2

Jane Llewellyn, Planning and Development Manager

Hannah Paniccia, Finance Administrator

Minute Ref	Agenda Item	Action
2019/033P	1 QUESTIONS, COMMENTS AND INFORMATION FROM THE PUBLIC None	
2019/034P	2 DECLARATION OF MEMBERS' INTERESTS AND TO AGREE THE MINUTES OF THE PREVIOUS MEETING APOLOGIES FOR ABSENCE Anita Collier Mark Dorrington Andy Palmer DECLARATION OF MEMBERS INTERESTS None MINUTES The minutes of the Planning Advisory Group meetings held on 31 October 2019 were agreed and signed by the Chair.	
2019/035P	3 PRE-APPLICATION PRESENTATION BY PEGASUS GROUP AND WAINHOMES FOR LAND AT LITTLE KEYFORD FIELD MDC Cllr Helen Kay was concerned that since the consultation took place not a lot had changed. Cllr Kay suggested to make the large gardens slightly smaller and introduce more communal spaces and trees. Cllr Kay also mentioned that the proposed development doesn't take advantage of the contours of the land and asked if bungalows could be an option to preserve the views. Daniel from Pegasus informed that Wainhomes do not build bungalows. Ric Swann mentioned that the connectivity in the development was an issue and that because this is a cul-de-sac you can't walk through the site. Daniel mentioned that a lot of the hedgerow must be kept due to the ecology surveys. Ric Swann mentioned that the play area is in a strange place on the side of the site, to get to the play area you would need to cross over private drives to gain access. Cllr Steve Tanner mentioned that children from the connecting site would have to cross the road to go to the play area. He mentioned that this is a dangerous road. Daniel mentioned that the road currently has a 60mph speed limit, but they would look to get this road to a 30 mph speed limit and traffic calming measures in place. Cllr Lizzie Boyle mentioned that the lane is narrow. Daniel said the footway is a good	

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	<p>size off road at the side of the development and there will be a secure crossing point to ensure people can walk North.</p> <p>Ric Swann asked if they have spoken to the people behind Selwood Garden Village as Little Keyford Lane was going to be their main access to the site. Daniel said that they are dealing with the allocation today and Selwood Garden Village may not come forward, but they will make sure it will work if they do.</p> <p>Jane Llewellyn asked about sustainable transport and bus links. Daniel mentioned that a full transportation report will be submitted, and this will propose sustainable transport.</p>	
2019/036P	<p>4 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED – APPENDIX 1</p> <p>ID 169 We received a presentation for this application, please see the table of comments below for the response.</p> <p>ID 170 We received a presentation for this application, please see the table of comments below for the response.</p> <p>ID 173</p> <p>ID 175</p> <p>ID 176</p> <p>ID 180</p>	
2019/037P	<p>5 DATE OF NEXT MEETING</p> <p>The next meeting will be at 7pm on 12 December 2019 in the Council Chamber, Frome Town Hall, Christchurch Street West, Frome BA11 1EB</p>	

The Chair closed the meeting at 8.55pm

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169	2019/2573/LBC	Rowden House 2 Vallis Road Frome BA11 3EA	Frome Market	Somerset Care Ltd	Proposed Care Village incorporating 74 Bed Care Home and Care facilities, to include demolition of existing modern extensions and erection of a rear two storey extension.	James U'Dell	Listed Building Consent	Objection - We are pleased to see an improvement on the previous scheme, however that are still serious concerns with the new proposals regarding the over development of the site , the impact on the neighbouring properties and the loss of trees. We understand that the applicants will be meeting with the neighbours to discuss their concerns and look to come back with some revisions. We would also like them to consider a pedestrian route through the site
170	2019/2572/FUL	Rowden House 2 Vallis Road Frome BA11 3EA	Frome Market	Somerset Care Ltd	Proposed Care Village incorporating 74 Bed Care Home and Care facilities, to include demolition of existing modern extensions and erection of a rear two storey extension.	James U'Dell	Full Application	Objection - We are pleased to see an improvement on the previous scheme, however that are still serious concerns with the new proposals regarding the over development of the site , the impact on the neighbouring properties and the loss of trees. We understand that the applicants will be meeting with the neighbours to discuss their concerns and look to come back with some revisions. We would also like them to consider a pedestrian route through the site

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171	2019/2681/TPO	19A Pedlars Grove Frome Somerset BA11 2SL	Frome College	Mrs McGuinness	Proposed works to a Tree covered by a Tree Preservation Order M1090 - T1 - Ash - end weight reduce south east limb x 3-4m.	Bo Walsh	Works/Felling of TPO Trees	No Objection
172	2019/2166/HSE	126 The Butts Frome BA11 4AG	Frome Park	Miss Sophie Bodey	Proposal to drop kerb and tarmac driveway off highway	Josh Cawsey	Householder Application	No Objection
173	2019/2646/FUL	Unit 3-5 Wallbridge Mills Industrial Estate Wallbridge Frome Somerset BA11 5JZ	Frome Keyford	Ms Charlotte Andrew	Change of Use from light Industrial Use B1(c) to Use Class D2 assembly and leisure.	Lorna Elstob	Full Application	Fully support the proposals. Any approval should be conditioned/restricted to the applicants to safeguard against other more inappropriate D2 uses in the future
174	2019/2665/TPO	42 Broadway Frome Somerset BA11 3HA	Frome Oakfield	Mr Nicholas Windell	Weeping Willow (Salix babylonica) - TPO M1162 (cat A) - 30% crown reduction.	Bo Walsh	Works/Felling of TPO Trees	No objection
175	2019/2610/FUL	The Blue House The Bridge Frome BA11 1AP	Frome Market	Blue House Trustees [Davis Bequest]	Reroofing of North Wing and the Adjoining Laundry	Lorna Elstob	Full Application	Fully support these proposals

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176	2019/2611/LBC	The Blue House The Bridge Frome BA11 1AP	Frome Market	Blue House Trustees [Davis Bequest]	Reroofing of North Wing and the Adjoining Laundry	Lorna Elstob	Listed Building Consent	Fully support these proposals
177	2019/2514/ADV	6 Kingsway Frome BA11 1BT	Frome Market	Mr Jonathan Frayling	Shop front fascia sign, projecting hanging sign and window signage.	Josh Cawsey	Application to Display Adverts	No objection
178	2019/2513/FUL	6 Kingsway Frome BA11 1BT	Frome Market	Mr Jonathan Frayling	Change of Use from Sui Generis (Beauty Clinic) to A2 Professional Services Use as a solicitors. To include internal non-structural works to create a reception area, meeting room and office space, together with refurbishment of existing toilet facilities and kitchenette area.	Josh Cawsey	Full Application	No objection

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179	2019/2676/TCA	54 Somerset Road Frome Somerset BA11 1HE	Frome Oakfield	Mr Nye	Proposed works to tree/s in a Conservation Area: T1 (Birch) reduce by 4m & T2 (Cherry) reduce by 1.5m top 3m east side to balance tree.	Bo Walsh	Works/Felling Trees in a CA	No objection
180	2019/2599/HSE	84 Nunney Road Frome BA11 4LD	Frome Oakfield	Mr Johnston	Hip to gable conversion and rear dormer to loft	Charlotte Rogers	Householder Application	There should be some drop in the ridge line to distinguish between the original building and the roof extension
181	2019/2647/FUL	Plot B Former Mendip Lodge Hotel Bath Road Frome Somerset	Frome College	Latona Leisure Ltd	Erection of 1 No. 3 bedroom dwelling house and associated works (revised red line).	Josh Cawsey	Full Application	No objection
182	2019/2616/TCA	15 Paul Street Frome BA11 1DT	Frome Market	Mr David Oakley	Fell - T1 - Salix Caprea (Goat Willow) and replace with one standard Fungus resistant Pear tree in same position.	Bo Walsh	Works/Felling Trees in a CA	No objection

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183	2019/2540/TCA	Rowden House 2 Vallis Road Frome BA11 3EA	Frome Market	Mr Steve Cavell	Groups 41 and 43 reduce in height to 1.8m. Ash tree 44 remove tree. Groups 41 and 43 reduce line of 8- 9m high trees. Ash 44 to be removed.	Bo Walsh	Works/Felling Trees in a CA	Objection - We would not want to see T46 a high-quality Beech Tree removed. There appears to be a discrepancy in the trees for removal on the Tree application which does not mention T46 (Beech) or T11, T31-37 & T42. The tree application makes reference to T44 but this is not referred to in the Arboricultural Impact Assessment.
184	2019/2635/TCA	24 Catherine Hill Frome BA11 1BY	Frome Market	Rogers	T1- remove ash sapling	Bo Walsh	Works/Felling Trees in a CA	No objection
185	2019/2704/HSE	31 The Cooperage Frome BA11 1JX	Frome Keyford	Kim Holly	Proposed first floor side extension.	Lorna Elstob	Householder Application	No objection
186	2019/2714/TCA	2 Keyford Mews Frome Somerset BA11 1FU	Frome Keyford	Pippa Goldfinger	Proposed works to tree/s in a Conservation Area: T1 (Ash) Reduce crown by 5m. T2 (Thorn) Reduce Crown by 1.5m.	Bo Walsh	Works/Felling Trees in a CA	No objection