

# Planning Minutes 27 - 06 - 2019

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

Date: Thursday 27<sup>th</sup> June 2019

Time: 7.00pm

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

### Present:

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

Mendip District Councillors: Helen Kay & Richard Pinnock

### In attendance:

Members of the public: 3

Jane Llewellyn, Planning and Development Manager

Hannah Paniccia, Finance Administrator

Minute Ref	Agenda Item	Action
2019/005P	<b>1 QUESTIONS, COMMENTS AND INFORMATION FROM THE PUBLIC</b> None	
2019/006P	<b>2 DECLARATION OF MEMBERS' INTERESTS AND TO AGREE THE MINUTES OF THE PREVIOUS MEETING</b>  <b>APOLOGIES FOR ABSENCE</b> Rich Ackroyd Lizzie Boyle Nick Dove Sheila Gore – left early 8.00pm John Nelson – left early 8.10pm Scott Ward  <b>DECLARATION OF MEMBERS INTERESTS</b> Mark Dorrington ID 38  <b>MINUTES</b> The minutes of the Planning Advisory Group meetings held on 6 June 2019 were agreed and signed by the Chair	
2019/007P	<b>3 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED – APPENDIX 1</b> ID 33 ID 34 ID 35 ID 38 – Cllr Dorrington was not involved in this discussion ID 43 ID 44 ID 55 ID 56 ID 62 ID 63 ID 64 ID 66 The above applications were discussed, please see the table at the end of the minutes to	

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	see the responses for all applications.	
2019/008P	<b>4 DATE OF NEXT MEETING</b> The next meeting will be at 7pm on 18 July 2019 in the Council Chamber, Frome Town Hall, Christchurch Street West, Frome BA11 1EB	

The Chair closed the meeting at 8.28pm.

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30	<a href="#">2019/1407/CLP</a>	11 Ludlow Close Frome BA11 2ES	Frome Berkley Down	Mr & Mrs Buckland	Close up garage door opening with window and brickwork and use as a habitable room.	Lorna Elstob	Certificate of Proposed Use/Development	No objection
31	<a href="#">2019/1527/TCA</a>	Fromefield House Fromefield Frome Somerset BA11 2HF	Frome College	Mr Daniel Reed	T1 - Removal of Yew Tree. T2, T3 and T4 - Removal of Ash Trees.	Bo Walsh	Works/Felling Trees in a CA	No objection
32	<a href="#">2019/1272/FUL</a>	36 Innox Hill Frome BA11 2LN	Frome Market	Mr Tom Downes	To convert the house from 3 flats to its original format as a single dwelling.	Jayne Boldy	Full Application	No objection
33	<a href="#">2019/1126/FUL</a>	The Packhorse Inn 13 - 14 Christchurch Street West Frome Somerset BA11 1EQ	Frome Market	Mr I Webb	Erection of a Single Storey Extension and A Means of Escape on the Rear Elevation, provision of ancillary Guest and Staff accommodation in main building, conversion of outbuildings to Guest Accommodation and Conversion and Extension of Outbuilding to Form a Kitchen and Restaurant at the Rear.	Lorna Elstob	Full Application	Fully support the proposals to bring this empty property back into use
34	<a href="#">2019/1127/LBC</a>	The Packhorse Inn 13 - 14 Christchurch Street West Frome Somerset BA11 1EQ	Frome Market	Mr I Webb	Internal Alterations and Refurbishment Works to Public House with Ancillary Guest and Staff Accommodation, Erection of a Single Storey Extension and a Means of Escape on the Rear Elevation, Conversion of Outbuildings to Guest Accommodation, Conversion and Extension of Outbuilding to Form a Kitchen and Restaurant at the Rear.	Lorna Elstob	Listed Building Consent	Fully support the proposals to bring this empty property back into use

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35	<a href="#">2019/1025/ADV</a>	The Olive Tree 6 Christchurch Street West Frome BA11 1EQ	Frome Market	Miss Clare Atkin	Erection of 1no. Facia non-illuminated sign. 2no. Facia illuminated signs. 1no. hanging illuminated sign. 1no. hoarding non-illuminated sign. 2no. hoarding illuminated signs. 3no. other illuminated signs.	Lorna Elstob	Application to Display Adverts	Perspex lettering to the Christchurch St West elevation on the stonework is inappropriate. The combined effect of all the proposed advertisements and illumination would have an adverse impact of the Character of the area
36	<a href="#">2019/1512/TPO</a>	39 Berkley Road Frome Somerset BA11 2EH	Frome Berkley Down		Proposed Works to a tree in a TPO Area: M128. Removal of large pine trees.	Bo Walsh	Works/Felling of TPO Trees	No objection
37	<a href="#">2019/1027/LBC</a>	The Olive Tree 6 Christchurch Street West Frome BA11 1EQ	Frome Market	Miss Clare Atkin	Erection of 1no. Facia non-illuminated sign. 2no. Facia illuminated signs. 1no. hanging illuminated sign. 1no. hoarding non-illuminated sign. 2no. hoarding illuminated signs. 3no. other illuminated signs.	Lorna Elstob	Listed Building Consent	Perspex lettering to the Christchurch St West elevation on the stonework is inappropriate. The combined effect of all the proposed advertisements and illumination would have an adverse impact of the Character of the area and the Listed Building
38	<a href="#">2019/1405/FUL</a>	37 Lower Keyford Frome BA11 4AR	Frome Keyford	Ms Gaynor O'Flynn	Continued use of ground and first floor for use class B1(C) and ancillary office and proposed change of use to part second floor (Class B1C) to live/work (Class B1(C)/C3	Carlton Langford	Full Application	Objection - There is no evidence to support the level or duration of occupation. Details of all tenants and events over the 3 year period should be provided to clearly demonstrate that there has been a wider economic benefit

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39	<a href="#">2019/1335/HSE</a>	1 Farmhouse Drive Frome BA11 2SS	Frome College	Mr B Sprake	Two storey side extension, single storey front and rear extension, vehicular access widened.	Josh Cawsey	Householder Application	No objection
40	<a href="#">2019/1278/TPO</a>	6 Regency Walk Weymouth Road Frome BA11 1HJ	Frome Park	Mr Simon Hughes	Proposed works to a Tree Preservation Order - M346 - T1 - Horse Chestnut - Lift crown to a consistent height of 2 metres. Prune NE canopy away from building line by a maximum of 1 metre from current extremities to live growth points. Balance crown by pruning SW canopy by a maximum 1m from current extremities back to live growth points. Conduct climbing assessment of canopy and remove any deadwood identified down to a diameter of 10mm.	Bo Walsh	Works/Felling of TPO Trees	No objection
41	<a href="#">2019/1396/LBC</a>	1 Gentle Street Frome BA11 1JA	Frome Market	Mr & Mrs Revington	New single story rear extension, new rear dormer window and internal alternations.	Josh Cawsey	Listed Building Consent	No objection
42	<a href="#">2019/1395/HSE</a>	1 Gentle Street Frome BA11 1JA	Frome Market	Mr & Mrs Revington	New single story rear extension, new rear dormer window and internal alternations.	Josh Cawsey	Householder Application	No objection
43	<a href="#">2019/1356/FUL</a>	5 Farley Close Frome BA11 2EX	Frome Berkley Down	Mr Luke Witcombe	Two storey side extension to form new two bedroom dwelling	Carlton Langford	Full Application	No objection

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44	<a href="#">2019/1473/FUL</a>	Land At Garage Court Green Lane Frome BA11 4JX	Frome Park	Mr Alex Keely	Erection of a Dwelling	Lorna Elstob	Full Application	Objection - The proposed dwelling is a poor design with a lack of external space and will have an adverse impact on the character of the area, particularly the wall to Ecos Court. The loss of the garages will cause further on street parking issues in the area, and we are disappointed that the Social Landlords continue to sell off garages in the area. The wall of Ecos Court also blocks any visibility to the north for vehicles exiting the proposed dwelling.
45	<a href="#">2019/1482/TCA</a>	62 Oakfield Road Frome Somerset BA11 4JH	Frome Oakfield	Ms Krysia Couldrey	T1 - Sycamore prune back to previous pruning points ie. reduce height by 3-4m and prune laterals up to 2m. T2 - Sycamore remove & replace with small ornamental tree.	Bo Walsh	Works/Felling Trees in a CA	No objection
46	<a href="#">2019/1468/TCA</a>	85 Oakfield Road Frome BA11 4JH	Frome Oakfield	Mr Richard Lock	Notification of proposed works to trees in a conservation area: One Cherry tree to be managed as overgrown.	Bo Walsh	Works/Felling Trees in a CA	No objection
47	<a href="#">2019/0862/HSE</a>	10 Beechwood Avenue Frome BA11 2AX	Frome Berkley Down	Mr P Whitehead	Proposed rear ground and first floor extensions.	Josh Cawsey	Householder Application	No objection

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48	<a href="#">2019/1371/LBC</a>	9 Keyford Terrace Frome Somerset BA11 1JL	Frome Keyford	Mr Sholto Walker	Removal of 2no. existing aluminium windows at rear of property and replace 2no. traditional sashes. Remove PVC half round gutter, adjacent hopper and downpipe and install traditional cast iron goods to replace.	Lorna Elstob	Listed Building Consent	No objection
49	<a href="#">2019/1273/LBC</a>	36 Innox Hill Frome BA11 2LN	Frome Market	Mr Tom Downes	To return the house from its current configuration as 3 flats (converted in the 1970s) to a single dwelling.	Jayne Boldy	Listed Building Consent	No objection
50	<a href="#">2019/1296/HSE</a>	Ambleside Rossiters Road Frome BA11 4AJ	Frome Park	Mr & Mrs A Peters	Proposed garage conversion and material amendments to facade.	Josh Cawsey	Householder Application	No objection
51	<a href="#">2019/1267/HSE</a>	Kharisma Innox Hill Frome BA11 2LW	Frome Market	Mr White	Removal of existing steps and installation of external platform lift, new steps and associated retaining wall, external works and adaptation of porch.	Lorna Elstob	Householder Application	No objection
52	<a href="#">2019/1181/FUL</a>	St Johns Primary School Christchurch Street East Frome BA11 1QG	Frome Market	The Board of Governors	Replacement of 7 windows to south elevation 1st floor, to match existing enhanced with double glazed, slimlite window panes.	Josh Cawsey	Full Application	No objection
53	<a href="#">2019/1169/HSE</a>	18 Weymouth Road Frome BA11 1HG	Frome Park	Gina Newton Comer	First floor rear extension over existing ground floor rear extension.	Lorna Elstob	Householder Application	No objection
54	<a href="#">2019/1313/HSE</a>	36 Larchfield Close Frome Somerset BA11 2UG	Frome College	Mr L And Mrs F Sanders	Erection of a single storey rear extension.	Josh Cawsey	Householder Application	No objection

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55	<a href="#">2019/1182/FUL</a>	22-23 Market Place Frome BA11 1AN	Frome Market		Reconstruction of shop front including new glazed screens and doors. Removal of infill partition between existing shop and listed corner building. Enlargement of existing rear dormer. Internal alterations.	Jayne Boldy	Full Application	We fully support these proposals to reconstruct the shopfront, this will be a vast improvement on the existing shopfront
56	<a href="#">2019/1183/LBC</a>	22-23 Market Place Frome BA11 1AN	Frome Market		Reconstruction of shop front including new glazed screens and doors. Removal of infill partition between existing shop and listed corner building. Enlargement of existing rear dormer. Internal alterations.	Jayne Boldy	Listed Building Consent	We fully support these proposals to reconstruct the shopfront, this will be a vast improvement on the existing shopfront
57	<a href="#">2019/0579/HSE</a>	23 Whitewell Road Frome Somerset BA11 4EL	Frome Park	Mr Daniel Crocker	Proposed side and rear extensions.	Josh Cawsey	Householder Application	No objection
58	<a href="#">2019/1186/HSE</a>	6 Linsvale Close Frome BA11 2BR	Frome Berkley Down	Mr & Mrs Seviour	Proposed single storey rear and side extension to form day room and annexe.	Josh Cawsey	Householder Application	No objection
59	<a href="#">2019/1178/VRC</a>	8 Sheppards Barton Frome BA11 1EL	Frome Market	Mrs Diana Smith	Application to vary condition 2 (approved drawing numbers) of planning approval 2017/1876/LBC (single storey extension and new gated opening in an existing garden wall) (Retrospective)	Jayne Boldy	Variation or Removal of Conditions	No objection
60	<a href="#">2019/1032/HSE</a>	46 Naishs Street Frome BA11 3BU	Frome Market	Mr Josh Brudenell	Proposed replacement of existing garden shed with a timber built and wooden clad garden studio to be used as a study/office.	Josh Cawsey	Householder Application	No objection
61	<a href="#">2019/1133/HSE</a>	6 Keyford Frome BA11 1JF	Frome Keyford	Ms Sioux How	Erection of a garage to the rear garden.	Josh Cawsey	Householder Application	No objection



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62	<a href="#">2019/1124/FUL</a>	2 Caxton Road Frome BA11 1NE	Frome Keyford	Mr Matthew Clark	Demolition of outbuilding, erection of rear single storey extension and separation of plot to create new dwelling.	James U'Dell	Full Application	It is not clear if this is intended to be a separate dwelling or an annex. This is not suitable as a separate dwelling
63	<a href="#">2019/1077/FUL</a>	132 Rodden Road Frome Somerset BA11 2AW	Frome Berkley Down	Miss Melissa Francis	Proposed change of use from domestic garage (C3) to a dog grooming business (sui generis).	Lorna Elstob	Full Application	No objection
64	<a href="#">2019/1138/ADV</a>	Frome Garages Manor Road Frome BA11 4BN	Frome Keyford	Mr Martyn Read	Erection of 3no. illuminated fascia signs, 1no. illuminated totem sign, 1no. illuminated sign as part of the entrance gate.	Josh Cawsey	Application to Display Adverts	No objection
65	<a href="#">2019/1456/HSE</a>	11 Orchard Close Frome BA11 4EA	Frome Park	Mr Truman	Single storey front extension to form porch and wc	Lorna Elstob	Householder Application	No objection
66	<a href="#">2019/1454/HSE</a>	5 Wythburn Road Frome BA11 2BW	Frome Berkley Down	Mr Halfpenny	Erection of 1.92m high close boarded timber fence enclosing garden and fronting a public footpath/highway (retrospective).	Josh Cawsey	Householder Application	No objection