

# Planning Minutes 31 - 10 - 2019

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

Date: Thursday 31<sup>st</sup> October 2019

Time: 7.00pm

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

### Present:

Frome Town Councillors: Anita Collier, Andy Palmer, John Nelson (Vice Chair) and Paul Horton

Mendip District Councillors: Helen Kay

### In attendance:

Members of the public: 4

Jane Llewellyn, Planning and Development Manager

Hannah Paniccia, Finance Administrator

Minute Ref	Agenda Item	Action
2019/029P	<b>1 QUESTIONS, COMMENTS AND INFORMATION FROM THE PUBLIC</b> None	
2019/030P	<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 Mark Dorrington Sheila Gore Steve Tanner <b>DECLARATION OF MEMBERS INTERESTS</b> None <b>MINUTES</b> The minutes of the Planning Advisory Group meetings held on 10 October 2019 were agreed and signed by the Chair.	
2019/031P	<b>3 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED – APPENDIX 1</b> ID 150 ID 152 ID 153 ID 154 ID 159 ID 162 ID 164 ID 165 ID 167	
2019/032P	<b>4 DATE OF NEXT MEETING</b> The next meeting will be at 7pm on 21 November 2019 in the Council Chamber, Frome Town Hall, Christchurch Street West, Frome BA11 1EB	

The Chair closed the meeting at 8.30pm.

# Planning Minutes 31 - 10 - 2019

150	<a href="#">2019/2362/ FUL</a>	Land At Adjacent To 71 Feltham Drive Frome Somerset BA11 5AQ	Frome Keyford	Mr Corcoran and Miss Potts	Erection of an attached dwelling with associated access and parking.	Josh Cawsey	Full Application	Objection - The proposed dormer window is out of keeping with the surrounding properties and will result in overlooking to 37 Stonewall Terrace and the property opposite. The scale of the proposed dwelling will be overbearing. There is no detail to show the proposed boundary treatments or provision for refuse collection. The adjoining properties have their refuse collected from the rear of the properties. There is also concern about the drainage and how it will impact on no 37 Stonewall terrace and the wider area.
151	<a href="#">2019/2480/ ICA</a>	Catherine Hill House 3 Catherine Street Frome BA11 1DA	Frome Market	Dr Rycroft	Proposed works to tree/s in a Conservation Area: T1 (Sycamore) Reduce the lateral branches on the south side by up to 2 metres and west side by up to 2.5 metres and remove the sub-dominant branch on the drive side.	Bo Walsh	Works/Felling Trees in a CA	No objection
152	<a href="#">2019/2535/ FUL</a>	The Ring Of Bells 75 Broadway Frome Somerset BA11 3HD	Frome Oakfield	Pang Properties Ltd	Proposed conversion and change of use of former public house to six dwellings.	James U'Dell	Full Application	No objection, however we would prefer to see timber windows and not UPVC
153	<a href="#">2019/2454/ FUL</a>	21-22 Ground Floor Bath Street Frome BA11 1DJ	Frome Market	Mr Marcus Squires	Proposed alterations to shop frontage, and inclusion of partition at ground floor level.	Carlton Langford	Full Application	No objection

# Planning Minutes 31 - 10 - 2019

154	<a href="#">2019/2455/LBC</a>	21-22 Ground Floor Bath Street Frome BA11 1DJ	Frome Market	Mr Marcus Squires	Proposed alterations to shop frontage, and inclusion of partition at ground floor level.	Carlton Langford	Listed Building Consent	No objection
155	<a href="#">2019/1942/LBC</a>	Frome Foyer 16 Bath Street Frome BA11 1DN	Frome Market	Mr Dave Bonstow	Relocate an existing Gas meter from internal laundry room to external box.	Felix Charteris	Listed Building Consent	No objection
156	<a href="#">2019/2217/TCA</a>	14 Nunney Road Frome Somerset BA11 4LA	Frome Oakfield	Mrs Douglas	Proposed works to trees in a conservation area:- T1 - Willow - Fell. T2 - Eucalyptus - Reduce x 2m.	Bo Walsh	Works/Felling Trees in a CA	No objection
157	<a href="#">2019/2103/HSE</a>	5 Grange Road Frome Somerset BA11 2HN	Frome College	Mr William Robinson	Proposed single storey rear extension.	Lorna Elstob	Householder Application	No objection
158	<a href="#">2019/2106/LBC</a>	Mendip House Welshmill Road Frome Somerset BA11 2LA	Frome Market	Mr Lee Hopkins	To replace velux windows in annex to main house with conservation windows.	Jayne Boldy	Listed Building Consent	No objection
159	<a href="#">2019/2359/HSE</a>	1 Nursery Villas Dommetts Lane Frome BA11 4JD	Frome Oakfield	Kim Kearney	Demolition of rear UPVC conservatory. Erection single storey rear extension. Proposed PV panels to roof.	Charlotte Rogers	Householder Application	No objection in principle, however we would want to see the use of high quality materials. We are concerned that the location of the solar panels set behind the chimney stack will impact on their effectiveness
160	<a href="#">2019/2388/HSE</a>	24 Bath Road Frome BA11 2HH	Frome College	Giles & Suzanne Padfield & Whitelock	Proposed single storey rear extension.	Charlotte Rogers	Householder Application	No objection

## Planning Minutes 31 - 10 - 2019

161	<a href="#">2019/2395/TPO</a>	17 Laurel Close Frome Somerset BA11 2UT	Frome College	Mrs Brockhurst	Proposed works to trees under tree protection order M1151:- T1 - Ash tree, reduce by 3-4m.	Bo Walsh	Works/Felling of TPO Trees	No objection
162	<a href="#">2019/2492/TPO</a>	119 Broadway Frome Somerset BA11 3HQ	Frome Oakfield	Mrs Sue Westlake	Proposed works to tree/s subject to a Tree Preservation Order: Hornbeam (T1 - M1348) Fell.	Bo Walsh	Works/Felling of TPO Trees	Objection - No satisfactory justification has been given for the removal of this tree.
163	<a href="#">2019/2392/HSE</a>	22 Victoria Road Frome BA11 1RR	Frome Keyford	Mr & Mrs John & Becca Harrison	Demolition of existing conservatory & single storey extension to the rear of the house and construction of new single storey rear and side infill extension.	Josh Cawsey	Householder Application	No objection
164	<a href="#">2019/2358/FUL</a>	Land At 377314 147167 Cherry Grove Frome Somerset	Frome Keyford	Somerset County Council	The erection of 9 No. units comprising assisted living accommodation (to include staff accommodation) in association with Cherry Trees	James U'Dell	Full Application	Objection – Please see comments below the table
165	<a href="#">2019/2403/LBC</a>	Garston Lodge Garsdale Frome BA11 1RX	Frome Market	Live West Housing	Full reinstatement and remedial works including replacement of roof trusses, repairs and like-for-like replacements to features of external elevations, repairs and	Jayne Boldy	Listed Building Consent	No objection - We fully support the reinstatement of this building

# Planning Minutes 31 - 10 - 2019

					like-for-like replacements to features of interior.			
166	<a href="#">2019/2462/VRC</a>	Eastgate Building 63 Christchurch Street East Frome BA11 1QD	Frome Market	Mr jasper becker	Application to vary condition 12 (Hard Landscaping scheme) on Planning Approval 2015/1944/REM.	James U'Dell	Variation or Removal of Conditions	No objection
167	<a href="#">2017/1901/HSE</a>	34 Foster Road Frome BA11 1NZ	Frome Keyford	Mrs Eleanor Thompson	Erection of 2 storey side extension and internal alterations (amended drawings submitted 16.10.2019).	Lorna Elstob	Householder Application	No Objection
168	<a href="#">2019/2539/TPO</a>	Rowden House 2 Vallis Road Frome BA11 3EA	Frome Market	Mr Steve Cavell	T27 & T28 - Beech (M347) - Crown lift over adjacent building to create 2m clearance due to existing canopy virtually touching roof of building.	Bo Walsh	Works/Felling of TPO Trees	No objection

# Planning Minutes 31 - 10 - 2019

129	<a href="#">2019/2180/HSE</a>	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	<a href="#">2019/2178/HSE</a>	11 Sycamore Drive Frome Somerset BA11 2TF	Frome College	Mr S Ford	Proposed side/rear single storey extension	Charlotte Rogers	Householder Application	No objection

DRAFT

# Planning Minutes 31 - 10 - 2019

131	<a href="#">2019/1731/FUL</a>	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	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>
-----	-------------------------------	------------------------------	---------------	------------------------	---	--------------	------------------	---

# Planning Minutes 31 - 10 - 2019

132	<a href="#">2019/2163/FUL</a>	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	<a href="#">2019/1470/HSE</a>	5 Rowan Court Frome BA11 2SJ	Frome College	Mrs Tanya Labno	Erection of porch	Charlotte Rogers	Householder Application	No objection
134	<a href="#">2019/2122/VRC</a>	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	<a href="#">2019/2128/HSE</a>	1 Nursery Villas Dommetts Lane Frome BA11 4JD	Frome Oakfield	Kim Kearney	New entrance gates vehicular & pedestrian	Lorna Elstob	Householder Application	No objection
136	<a href="#">2019/1914/TPO</a>	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



# Planning Minutes 31 - 10 - 2019

					- Dawn Redwood - Fell.			
137	<a href="#">2019/2211/TCA</a>	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	<a href="#">2019/2206/HSE</a>	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	<a href="#">2019/1025/ADV</a>	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

# Planning Minutes 31 - 10 - 2019

Response for application 164 [2019/2358/FUL](#)

## Objection

Whilst we fully understand the need for addition assisted living accommodation, we cannot support this application for the following reasons.

This land forms part of the Marston Trading Estate, at the beginning of the Local Plan Part 2 process this site was included within the boundary of the Protected Employment land for the Trading Estate. It is not clear why this was subsequently removed.

There has been no marketing of the site in line Mendip's Marketing and Business Evidence SPD to support the loss of an existing employment site. We are aware that the adjoining business has an interest in this site to expand their business.

The noise impact assessment acknowledges unacceptable noise impact at unsocial hours. This will have a detrimental and unacceptable impact on the adjoining business and employment land.

DRAFT