

Planning Minutes 09 - 01 - 2020

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

Date: Thursday 9th January 2020

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, John Nelson (Vice Chair) and Steve Tanner (Chair)

Mendip District Councillors: Helen Kay

In attendance:

Members of the public: 1

Press: Owen Evans, Frome Standard

Presenters: 2

Jane Llewellyn, Planning and Development Manager

Hannah Paniccia, Finance Administrator

Minute Ref	Agenda Item	Action
2020/001P	1 QUESTIONS, COMMENTS AND INFORMATION FROM THE PUBLIC None	
2020/002P	2 DECLARATION OF MEMBERS' INTERESTS AND TO AGREE THE MINUTES OF THE PREVIOUS MEETING APOLOGIES FOR ABSENCE None DECLARATION OF MEMBERS INTERESTS All Cllrs declared an interest in ID 204 due to Frome Town Council being the applicant. MINUTES The minutes of the Planning Advisory Group meetings held on 12 December 2019 were agreed and signed by the Chair.	
2020/003P	3 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED – APPENDIX 1 ID 204 ID 206 ID 208 ID 210 ID 212 ID 215	
2020/004P	4 DATE OF NEXT MEETING The next meeting will be at 7pm on 30 January 2020 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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ID	MDC Reference	Address	Ward	Applicant	Description	Planning Officer	Type	Resolved FTC
199	2019/2752/HSE	90 Oakfield Road Frome BA11 4JH	Frome Oakfield	Mr & Mrs M Jeffery	Proposed single storey rear and side extension and new window openings formed	Charlotte Rogers	Householder Application	Decision to be left to Planning Officer following consultation responses
200	2019/2732/TCA	4 Welshmill Road Frome BA11 2LA	Frome Market	Rowena Collins	Reduce silver birch by 30%. Prune two conifer trees and a mountain ash.	Bo Walsh	Works/Felling Trees in a CA	Decision to be left to Planning Officer following consultation responses
201	2019/2699/HSE	The Old Meeting House South Parade Frome Somerset BA11 1EJ	Frome Market	Mr David Durrant	Relocation of existing vehicular access to entrance courtyard. Reopening of pedestrian gate access to entrance courtyard. Modification of existing window and door to SW elevation to form doors at ground and first floor. Glazed panels doors on SE elevation. Lowering of windowsill to NE elevation. Insertion of 2no conservation roof lights to SW elevation.	Josh Cawsey	Householder Application	Object - We feel that this is a significant building therefore we feel that this should be treated as if it is a listed building. We have concerns about the proposals respecting the integrity of the existing building and would like further information for the justification of the proposed changes.
202	2019/2888/TCA	United Reformed Church, Hall 1 Whittox Lane Frome BA11 3BY	Frome Market	Rye Bakery	T1 - Cherry: Prune by approx. 2m	Bo Walsh	Works/Felling Trees in a CA	No objection

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203	2019/3003/TCA	The Barn House Garston Farm Access Frome Somerset BA11 1RU	Frome Keyford	Mr Stehens	Proposed works to trees in a conservation area:- T1 - Willow - Reduce x 3-4m. T2 - Norway Maple - Reduce x 2m. T3 - Goat Willow - Reduce overhang x 1m.	Bo Walsh	Works/Felling Trees in a CA	No objection
204	2019/2909/FUL	Land East Of Whatcombe Farm Cottage Jacks Lane Spring Gardens Frome Somerset	Frome Market	Ms Jane Llewellyn	Proposed extension to foot and cycle path.	Lorna Elstob	Full Application	Frome Town Council as the applicants fully support this application
205	2019/2933/LBC	St Johns Ambulance 17 Bath Street Frome BA11 1DN	Frome Market	Ms Natalie Glendenning	Replace front door.	Felix Charteris	Listed Building Consent	No objection
206	2019/2959/HSE	7 Westover Frome BA11 4ET	Frome Park	Mr & Mrs Humphreys	Erection of two storey side extension	Charlotte Rogers	Householder Application	No objection
207	2019/2844/FUL	Plot South Of Uplands Innox Hill Frome Somerset	Frome Market	Mr & Mrs Mark and Helen Waller	Revised scheme - erection of a dwelling. Amendments to existing consent 2018/1661/FUL, including changes to extent of lower ground floor and fenestration on elevations	James U'Dell	Full Application	No objection
208	2019/2927/LBC	1 Bridge House Bridge Street Frome BA11 1AS	Frome Market	Mr andrew taylor	Build a screen wall and pergola	Josh Cawsey	Listed Building Consent	No objection
209	2019/2949/HSE	30 Acacia Drive Frome BA11 2TS	Frome College	Mr & Mrs Hoddinott	Erection of single storey rear extension	Charlotte Rogers	Householder Application	No objection

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210	2019/2982/FUL	John Snelgrove Limited Victoria Road Frome BA11 1RR	Frome Keyford	Kelly	Erection of 7no. dwellinghouses, office building and associated works.	James U'Dell	Full Application	No objection however, we would like to encourage the applicant to consider moving the parking area from between the two rows of houses to create one parking area. We would also like to see solar panel on all of the roofs
211	2019/2984/ADV	24 Market Place Frome BA11 1AJ	Frome Market	Mr Ben French	Replacement of existing ATM header signage to comply with new HSBC branding.	Josh Cawsey	Application to Display Adverts	No objection
212	2019/3018/FUL	Land At 376912 147456 Albion Place Green Lane Frome Somerset	Frome Park	Mr Alex Keely	Erection of 1no dwelling.	Lorna Elstob	Full Application	Objection, the revised scheme does not overcome our previous objections. The proposed dwelling is poor in 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. The wall of Ecos Court also blocks any visibility to the north for vehicles exiting the proposed dwelling. It is not clear how this proposal impacts on the access to the footpath and the area of green space to the rear
213	2019/3065/HSE	13 Green Lane Frome Somerset BA11 4JN	Frome Park	Mr Anthony Mallard	Erection of a single storey rear and side extensions.	Josh Cawsey	Householder Application	No objection

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214	2019/3043/TCA	8 Vallis Way Frome BA11 3BD	Frome Market	John Birkett- Smith	Paper Birch (Betula Papyrifera) height reduction to 10m and reshaping	Bo Walsh	Works/Felling Trees in a CA	No objection
215	2019/1323/FUL	T H White Vallis Road Frome BA11 3EN	Frome Oakfield	Mr James Sherborne	Raise existing levels and contours of disused ground to form a new parking area.	James U'Dell	Full Application	Objection - The use of this site as a parking area for HGVs and trailers is not compatible with the consent for a residential development on the adjoining site. This site had a consent associated with the residential development to be use as public open space. We understand the adjoining site is still on the market, if this application is approved we would want to see a condition imposed that reverts the land back to open space if the adjoining site is developed for housing. There are no details of the proposed visibility splay, for the residential development the proposed visibility splay required the reduction of part of the wall to the south of the site which is within the ownership of the Town Council a deed of easement was signed with the previous applicants. This is a very dangerous exit onto Vallis Road and the current access is not suitable

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216	2019/2899/HSE	34 Innox Hill Frome BA11 2LN	Frome Market	Mrs Jane James	<p>Demolition of conservatory and erection of single story extension.</p> <p>The north-west elevation of the existing property will have a new window installed, and the two windows already in place will be resized to take into account the new interior lay out.</p> <p>The north-east elevation of the existing property will have a new window installed and one window replaced with a set of doors for access to the garden.</p>	Charlotte Rogers	Householder Application	No objection
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