

Planning Minutes 12 - 03 - 2020

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

Date: Thursday 12th March 2020

Time: 7.00pm

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

Present:

Frome Town Councillors: Richard Ackroyd, Anita Collier, Mark Dorrington, Sheila Gore, Paul Horton, and Steve Tanner (Chair)

Mendip District Councillors: Helen Kay

In attendance:

Members of the public: 2

Jane Llewellyn, Planning and Development Manager

Hannah Paniccia, Finance Administrator

Minute Ref	Agenda Item	Action
2020/013P	1 QUESTIONS, COMMENTS AND INFORMATION FROM THE PUBLIC None	
2020/014P	2 DECLARATION OF MEMBERS' INTERESTS AND TO AGREE THE MINUTES OF THE PREVIOUS MEETING APOLOGIES FOR ABSENCE Lizzie Boyle John Nelson DECLARATION OF MEMBERS INTERESTS None MINUTES The minutes of the Planning Advisory Group meetings held on 20 February 2020 were agreed and signed by the Chair.	
2020/015P	3 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED – APPENDIX 1 ID 247 ID 249 ID 250 ID 251 ID 253 ID 254 ID 257 ID 261	
2020/016P	4 DATE OF NEXT MEETING The next meeting will be at 7pm on 2 April 2020 in the Council Chamber, Frome Town Hall, Christchurch Street West, Frome BA11 1EB	

The Chair closed the meeting at 8.30pm

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247	2020/0331/VRC	Former Mendip Lodge Hotel Bath Road Frome BA11 2HP	Frome College	Latona Leisure Ltd	Application to vary condition 2 (drawings) of planning approval 2018/1741/VRC to add a single storey rear extension for Plot 5.	James U'Dell	Variation or Removal of Conditions	No Objection
248	2020/0451/FUL	Land At 377672 146617 Little Keyford Lane Frome Somerset	Frome Keyford	Rhys Whalley	Erection of 70 no. Dwellings, open space, ecological mitigation land, drainage and landscaping, vehicular access	Anna Penn	Full Application	To be discussed at a later meeting
249	2019/2322/FUL	Land At 377314 147167 Cherry Grove Frome Somerset	Frome Keyford	Stonewater Ltd	The erection of 24 No. dwellings with associated parking and landscaping along with re-arrangement of parking provision for Cherry Trees - Revised layout submitted.	James U'Dell	Full Application	<p>Objection - The revised layout plan does not overcome our previous objections included below –</p> <p>In addition to our previous comments, we reiterate the concerns of the Somerset County Council Ecology Officer, that the removal of landscaping and replacement with car parking on the South East boundary will result in a net loss of biodiversity. We are also concerned that this will also increase noise impacts from the adjoining industrial estate, particularly to no's 16 -18.</p> <p>There are no details about how the proposed wildlife garden will be maintained and due to its location within the site it is</p>

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							<p>not readily accessible to all the properties. The enjoyment of the wildlife garden will also be impacted by the noise from the adjoining industrial estate.</p> <p>The update acoustic report still identifies that during the day, all but 4 of the properties will require windows with that “could be openable but should normally be closed to control external noise”.</p> <p>At night time all of the properties will be required to keep their windows closed to control external noise, with the exception of 4 properties who will be able to open their widows to the north elevation but no others.</p> <p>In line with the EPO’s comments we do not feel that these are acceptable living conditions. Nor do we believe that the statement from the report that they “believe that any noise complaints will come from the existing dwellings” is an acceptable assumption.</p> <p>The travel plan states that electric car charging points will only be provided on houses with driveways and that it is not practical to install a full charge point in this type of residential development. We do not agree and request that a full charge point is installed and available for use by those properties that do not have a driveway so</p>
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								<p>that property owners and not excluded from purchasing electric vehicles. In light of the Climate emergency declared by all three tiers of Council, this is not acceptable.</p> <p>There may be a compromise solution to either provide a greater separation between the adjoining employment use with a line of tree screening or the erection of some offices. We would welcome a discussion with the applicants/agents to discuss this further.</p>
250	2020/0395/HSE	8 Lansdown Place Frome Somerset BA11 3HP	Frome Oakfield	Mr & Mrs Graham Willis	Erection of single storey rear extension and single storey garage and associated works.	Charlotte Rogers	Householder Application	Objection - The proposed rear extension will be overbearing on the adjoining properties, there will be a significant loss of light to no 7 and will affect the residential amenity of their property.
251	2020/0389/ADV	Unit 2 Westway Shopping Centre Frome Somerset BA11 1BS	Frome Market	Mr Bob Burton	Erection of 1no internally illuminated fascia signs, 2no internally illuminated high level signs and internal window vinyls to front and side elevations.	Lorna Elstob	Application to Display Adverts	Objection - The internally illuminated sign proposed on the Cork Street elevation is unacceptable as it would impact on the setting of the surrounding listed buildings
252	2020/0367/HSE	29 Alexandra Road Frome BA11 1LU	Frome Keyford	C Prior	Single storey rear extension and dormer loft conversion.	Charlotte Rogers	Householder Application	No objection

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253	2020/0303/FUL	The Mount Community Association Feltham Lane Frome BA11 5AJ	Frome Keyford	Dr Neil Carpenter	Extension to incorporate kitchen and toilet area.	Carlton Langford	Full Application	Fully support these proposals
254	2020/0399/CLE	18 Whitewell Road Frome BA11 4EL	Frome Park	Mr Benedict Mann	Application for a certificate of lawful existing development for an outbuilding in the garden that is part storage, part music studio.	Jennifer Alvis	Certificate of Use Existing	Whilst we have no objection, we do not believe that the letter provided from MDC dated Nov 2001 is sufficient evidence and that an Affidavit should be provided from the owners
255	2020/0420/TPO	32 Rivers Reach Frome Somerset BA11 1AQ	Frome Keyford	Mr Lyall Parker	TPO area M223: T1 (Lime) - Crown Lift. T2 (Lime) - Crown Lift.	Bo Walsh	Works/Felling of TPO Trees	No objection
256	2020/0341/OTS	Land At 377620 146494 Little Keyford Lane To The Mount Blatchbridge Frome Somerset	Frome Keyford	.	Outline planning permission for residential development with associated parking, open space and infrastructure with all matters reserved except access.	Anna Penn	Outline - Some Matters Reserved	To be discussed at a later meeting
257	2020/0369/HSE	6 Vicarage Street Frome BA11 1PX	Frome Market	Mrs Bonnie Brenard	Proposed rear and side extension and dropped kerb following Change of Use Approval 2018/2874/FUL.	Lorna Elstob	Householder Application	No objection

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258	2020/0479/TCA	6 Adderwell Frome Somerset BA11 1NP	Frome Keyford	Mr Haedicke	Proposed works to tree/s in a Conservation Area: T1 (Lawson Cypruss) - Reduce by 4m. T2 (Lawson Cypruss) - Fell.	Bo Walsh	Works/Felling Trees in a CA	No objection
259	2020/0481/TCA	21 Whittox Lane Frome Somerset BA11 3BZ	Frome Market	Mr Smith	Proposed works to tree/s in a Conservation Area: T1 (Holly) - Reshape to balance crown.	Bo Walsh	Works/Felling Trees in a CA	No objection
260	2020/0475/TCA	1 Adderwell Frome Somerset BA11 1NP	Frome Keyford	Mrs Aubrey	Proposed works to tree/s in a Conservation Area: T1 (Apple) - Thin by 15%. G1 (Laurel) - Reduce side back to boundary.	Bo Walsh	Works/Felling Trees in a CA	No objection
261	2020/0456/CLE	1 Long Ground Frome BA11 1PJ	Frome Keyford	Mrs Cressida Hemmings	Application for a certificate of lawful existing development for the separation of existing 1 no. dwelling house and annex to create 2 no. dwelling houses.	Lorna Elstob	Certificate of Use Existing	Objection - The evidence provided is from 1993 and shows a different floor plan from that provided with application 2019/1740 which clearly shows a connection between the two building at first floor level and a garage as part of the annex. The parking space associated with the annexe is not included within the red line for this application. We do not believe that this application demonstrates the use is lawful