

# Planning Minutes 16 - 05 - 2018

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

Date: Thursday 16 May 2018

Minute Ref	Agenda Item	Action
2019/001P	The meeting on 16 May 2019 was cancelled. The recommendations in the table below were agreed by Jane Llewellyn, Planning and Development Manager in consultation with four members of the Planning Advisory Group.	

No	MDC Ref	Address	Ward	Applicant	Description	Case Officer	Type	FTC Comments
1	<a href="#">2019/0955/TCA</a>	24 Innox Hill Frome Somerset BA11 2LW	Frome Market	Miss Natasha Fielding	Works to trees in a conservation area:- T1 - Rowan Tree - Fell	Bo Walsh	Works/Felling Trees in a CA	Decision to be left to Planning Officer following consultation responses
2	<a href="#">2019/0965/LBC</a>	21-22 Ground Floor Bath Street Frome BA11 1DJ	Frome Market	Mr Marcus Squires	Works in association with the change of use of 1st, 2nd, and 3rd floor of No. 21, and 3rd floor of No. 22 to 4 residential dwellings, including alterations to existing shopfront to No. 21 to provide external new door, and internal partitions.	Carlton Langford	Listed Building Consent	A noise impact assessment is required to ensure that the proposed apartments have sufficient sound proofing measures in place, so as not to jeopardise the operation of No. 23 Bath Street. This application should be looked at in conjunction with Ref 2019/0846 - 9-12 Palmer Street Frome

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3	<a href="#">2019/0964/FUL</a>	21-22 Ground Floor Bath Street Frome BA11 1DJ	Frome Market	Mr Marcus Squires	Change of use of 1st, 2nd, and 3rd floor of No.21, and 3rd floor of No.22 to 4 residential dwellings, including alterations to existing shopfront to No. 21 to provide external new door, and internal partitions.	Carlton Langford	Full Application	A noise impact assessment is required to ensure that the proposed apartments have sufficient sound proofing measures in place, so as not to jeopardise the operation of No.23 Bath Street. This application should be looked at in conjunction with Ref 2019/0846 - 9-12 Palmer Street Frome
4	<a href="#">2019/0209/REM</a>	Caxton Road Frome Somerset BA11 1NF	Frome Keyford	Mr Luke Cleary	Application for approval of reserved matters following outline approval 2015/1392/OTS for the erection of 158 Dwellings and a 447m2 Neighbourhood Centre, along with associated open space and infrastructure. Matters of appearance, landscaping, layout and scale to be determined (Revised plans received 24th April 2019)	James U'Dell	Reserved Matters Application	The amended plans have not addressed our previous objection

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5	<a href="#">2019/0992/HSE</a>	25 Cranmore View Frome Somerset BA11 4DT	Frome Park	Mrs Tracey Mitchell	2 storey side extension.	Lorna Elstob	Householder Application	Decision to be left to Planning Officer following consultation responses
6	<a href="#">2019/0846/FUL</a>	Former Factory Shop 9-12 Palmer Street Frome Somerset BA11 1DS	Frome Market	Mr A Pang	Alterations and change of use of former clinic to A3/A4 and 5 flats & part former retail and A3/A4 to 6 flats	James U'Dell	Full Application	Objection - We have concerns about the noise impact to the proposed flats, it is not clear from the noise impact assessment if this will protect the flats from the noise levels generated by No. 23 Bath Street and we would not want this to jeopardise the operation of No. 23 Bath Street. We also feel that a marketing exercise should be carried out to confirm that there is no demand for the commercial space that would be lost as a result of this application. This application should be looked at in conjunction with Ref 2019/0964 - 21 & 22 Bath Street

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7	<a href="#">2019/0890/HSE</a>	70 Weymouth Road Frome BA11 1HJ	Frome Park	Mr & Mrs Jones	Renovation of existing loft room with addition of rear flat roof dormer.	Josh Cawsey	Householder Application	Decision to be left to Planning Officer following consultation responses
8	<a href="#">2019/0915/HSE</a>	26 Mendip Drive Frome BA11 2HT	Frome College	Mr John Careswell	First floor extension over existing garage	Josh Cawsey	Householder Application	Decision to be left to Planning Officer following consultation responses
9	<a href="#">2019/0867/LBC</a>	Flat 6A Badcox Frome BA11 3BQ	Frome Market	Jon Whelan	Works in association with change of use of ground floor from A1 retail to A4 drinks establishment and first and second floors from C3 flats to C1 hotel rooms to create 4 en-suite bedrooms to include the erection of single storey rear extension, replacement of shopfront creating new separate entrance to upper floors and associated internal alterations to include new partitions and staircase.	Carlton Langford	Listed Building Consent	No Objection, but as stated by the Civic society, the opening hours and noise limits should be defined under conditions to restrict opening hours to safeguard the existing residents.

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10	<a href="#">2019/0866/FUL</a>	Flat 6A Badcox Frome BA11 3BQ	Frome Market	Jon Whelan	Change of use of ground floor from A1 retail to A4 drinks establishment and first and second floors from C3 flats to C1 hotel rooms to create 4 en-suite bedrooms, erection of single storey rear extension, replacement of shopfront creating new separate entrance to upper floors and associated internal alterations to include new partitions and staircase.	Carlton Langford	Full Application	No Objection, but as stated by the Civic society, the opening hours and noise limits should be defined under conditions to restrict opening hours to safeguard the existing residents.
11	<a href="#">2019/0716/HSE</a>	13 Somerset Road Frome BA11 1HB	Frome Park	John & Linnea Hopkins	Clad side extension with insulation and natural timber cladding. New triple glazed windows and roof lights. Remodel rear extension within footprint.	Josh Cawsey	Householder Application	Decision to be left to Planning Officer following consultation responses
12	<a href="#">2019/0880/HSE</a>	Melrose 21 Whittox Lane Frome BA11 3BZ	Frome Market	Dr Patricia Smith	Internal alterations and erection of a rear garden wall.	Jayne Boldy	Householder Application	Decision to be left to Planning Officer following consultation responses

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13	<a href="#">2019/0881/LBC</a>	Melrose 21 Whittox Lane Frome BA11 3BZ	Frome Market	Dr Patricia Smith	Internal alterations and erection of a rear garden wall.	Jayne Boldy	Listed Building Consent	Decision to be left to Planning Officer following consultation responses
14	<a href="#">2019/0718/VRC</a>	25 Bath Road Frome BA11 2HJ	Frome College	Mr & Mrs R Mills	Application to vary condition 2 (Drawing Numbers) of planning approval 2018/0199/HSE (Demolition of existing garage and carport and rebuild as an annex to the main house incorporating 1No. bedroom, living accommodation, and workshop/studio.) to alter fenestration to the West elevation and add an entrance stair	Carlton Langford	Variation or Removal of Conditions	Decision to be left to Planning Officer following consultation responses
15	<a href="#">2019/0979/TCA</a>	16 Nunney Road Frome Somerset BA11 4LA	Frome Oakfield	Ms Karen Dufton	Works to trees in a conservation area:- T1-2 - Ash, fell.	Bo Walsh	Works/Felling Trees in a CA	Decision to be left to Planning Officer following consultation responses
16	<a href="#">2019/0577/HSE</a>	4 Westcott Close Frome Somerset BA11 2ET	Frome Berkley Down	Messrs. Ingram And Padfield	Proposed rear extension	Josh Cawsey	Householder Application	Decision to be left to Planning Officer following consultation responses

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17	<a href="#">2019/0709/FUL</a>	4 Vallis Road Frome Somerset BA11 3EA	Frome Market	Mr & Mrs Nick Griffin	Erection of 3 bedroom dwelling and garage.	Carlton Langford	Full Application	Objection - we reiterate the comments of the Civic Society - No indication of the boundary of the proposed house, setting out what amenity would be enjoyed by the house. The proposals are overdevelopment and would impinge on the root zone of adjacent major mature trees owned by Rowden House, not in the ownership of the applicant. Any application should provide a supporting Arboricultural report setting out how any potential impact of the development on the trees would be mitigated .
18	<a href="#">2019/0747/TPO</a>	River View Nursing Home Styles Hill Frome BA11 5JR	Frome Berkley Down	Mr Ben Schofield	Proposed works to TPO Area M1166:- G1 (2 x semi Mature Beech, 1 x semi Mature Horsechestnut, 1 x semi	Bo Walsh	Works/Felling of TPO Trees	Decision to be left to Planning Officer following consultation responses

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					Mature sycamore - Reduce by 2-3 metres. Elm - Fell.			
19	<a href="#">2019/0767/LBC</a>	5 South Parade Frome Somerset BA11 1EJ	Frome Market	Mr & Mrs C Bruce	Enlargement of ground floor rear extension to include French doors, rooflights. Replace dormer window to front elevation. Regularisation of minor works to rear.	Jayne Boldy	Listed Building Consent	Decision to be left to Planning Officer following consultation responses
20	<a href="#">2019/0735/HSE</a>	5 South Parade Frome Somerset BA11 1EJ	Frome Market	Mr & Mrs C Bruce	Enlargement of ground floor rear extension to include French doors, rooflights. Replace dormer window to front elevation. Regularisation of minor works to rear.	Jayne Boldy	Householder Application	Decision to be left to Planning Officer following consultation responses
21	<a href="#">2019/0703/HSE</a>	1 Egford Hill Frome BA11 3JH	Frome Oakfield	Mr & Mrs Robert and Sue Martin	Proposed first floor side extension over existing single storey flat roof building.	Lorna Elstob	Householder Application	Decision to be left to Planning Officer following consultation responses