

Planning Minutes 25 - 04 - 2019

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

Date: Thursday 25th April 2019

Time: 7.00pm

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

Present:

Frome Town Councillors: Rich Ackroyd, Colin Cobb, Gary Collinson, Mark Dorrington and Sheila Gore

Mendip District Councillors: Des Harris

Somerset County Councillors: John Clarke

In attendance:

Members of the public: 39

Presenter: 1

Jane Llewellyn, Planning and Development Manager

Hannah Paniccia, Finance Administrator

Peter Wheelhouse, Economic Development & Regeneration Manager & Deputy Town Clerk

Sarah Williams, Business Manager

| Minute Ref | Agenda Item | Action |
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| 2018/55P | 1 QUESTIONS, COMMENTS AND INFORMATION FROM THE PUBLIC None | |
| 2018/56P | 2 DECLARATION OF MEMBERS' INTERESTS AND TO AGREE THE MINUTES OF THE PREVIOUS MEETING APOLOGIES FOR ABSENCE Pippa Goldfinger DECLARATION OF MEMBERS INTERESTS ID 856 FTC application MINUTES The minutes of the Planning Advisory Group meeting held on 4 April 2019 were agreed and signed by Cllr Rich Ackroyd as the Chair was not present at the previous meeting. | |
| 2018/57P | 3 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED – APPENDIX 1 ID 855 Lilley's Cider's agent, Susan Hughes presented the history of Lilley's Cider and explained the key factors of the planning application submitted. Jim Dowling from Selwood Parish Council had three main concerns; <ol style="list-style-type: none"> 1. The two houses at the top are stated that they are for security so they should be nearer the factory, but as these are in FTC parish and not Selwood Parish he said he would leave this to FTC. 2. The Factory height is 45 foot high which is also described as 3 storey but there are not that many 3 storey houses that high. 3. The last issue raised was the traffic concern. The imported juice would need big tankers which would cause an issue, due to this it would be better for the cidery to be offsite on a trading estate like Commerce Park to reduce traffic. Residents raised their concerns regarding the application, these included the following; <ul style="list-style-type: none"> • Before the application was submitted residents believed there would be a farm shop similar to the one in Beckington but with a small cidery and orchard. • Residents mentioned that the orchard is dead. Mr Lilley mentioned that they | |

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| | <p>are going to replant the dead trees in the orchard.</p> <ul style="list-style-type: none">• This is not the right place for a 45 foot factory will ruin the view and the greenspace. They are worried that the factory will dominate the entire valley. Residents asked Lilley Cider if they would consider changing the factory which would be smaller with a grass roof, Mr Lilley said the houses could have grass roofs and they would consider making the factory smaller and wider, but they need a large building for it to be able to work. Mr Lilley mentioned the reason they decided to go for a taller building was to attempt to reduce footprint on the ground. A resident mentioned that the plans do not show the levels in the field and where they have chosen to put the factory is 30 feet above the valley floor. The resident said it would be better if the positioning of the cidery and the café swapped, this would mean that the cidery would be less obvious and the café would have a better view of the valley.• A resident was unsure on the reasons why the houses have been positioned where they are, they believed they should be built near the road. They also mentioned that they were concerned as the rest of the fields could be at risk of being built on in the future. Another resident mentioned that there is a concern that housing could be allowed all along the valley once one application has been granted permission.• Residents closer the development were concerned that the development will block out their sunlight and over look their properties. Another resident mentioned that the value of their properties will be impacted• The food risk was also an issue raised by residents due to the concrete and tarmac of the development. Mr Lilley said there is a pond on the site to take the water as this has what has been advised by experts. Cllr Cobb said that the water will be kept on site in the pond which slowly drains to avoid flooding. He also mentioned that there are policies in place to ensure that no more water leaves the site than what would have before. Cllr Cobb also raised that the environment agency has reviewed this and haven't had any objections.• The roads are small which will cause problems on a road which is already problematic. If the lorries go the wrong way, they could end up getting stuck under the bridge. More traffic on the roads could cause more stop-starting which could cause dangerous accidents.• A resident was concerned about the transport report submitted, the first issue was due to the view when coming out onto the road from the development as there is a dip in the road, the resident didn't think this was taken into consideration in the report. The transport report was completed for 50 members of staff, but 100 members of staff were mentioned elsewhere in the plans. The resident didn't think it was fair to say that there would only be one lorry a day, Thatchers Cider press 1000 tonnes of apples a day and 1 lorry would not be able to carry this. Susan Hughes replied to this informing the resident that the reports were prepared by professional consultants and the traffic report was based on traffic data and floor space for similar buildings. She also said that SCC will find any inaccuracies if there are any and these can be looked at once they have responded. Lilleys are also planning on replanting the hedgerow further back to help with visibility.• Noise was another issue raised by residents. One resident had looked into the noise impact assessment and from 90 meters from the factory the noise would be the same decibels as half a noise of a fridge or an electric toothbrush. Cllr Cobb mentioned that there are policies in place for noise. Another resident | |
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mentioned that the factory may not make a lot of noise but talking, vehicles and extra noise will increase the decibels. Susan mentioned that there will be bunds to help reduce the noise.

- Change of the Character in the area, residents have been trying to stop developments on the land since 1985 when Westbury Homes wanted to build houses on the area. Another resident mentioned that Whatcombe fields were saved before for green space and would like something similar to happen here.
- Residents were confused as to why this application was rural, Susan Hughes mentioned this is due to the policy in the NPPF rural guidance as the settlement boundary falls under Selwood Parish.
- The wildlife was a concern as bats and owls are usually in the area.
- The operating hours of the factory was mentioned. Mr Lilley said they are looking at 6am – 6pm but can't say that it wouldn't be outside of this. The resident also asked what the factory would be made of. Cllr Cobb said that these details would be on a detailed application after outline consent has been granted. There would also be a planning condition for the noise.

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Peter Wheelhouse mentioned the economic development consideration the creation of 50 jobs and the rural enterprises is mentioned in the local plan.

Cllr Cobb said there is an interesting balance as he wants to support it but there are also concerns. It would be a good attraction however there is some concern around the scale and policy around housing. Cllr Cobb said that 14 meters is more like a 4 or 5 storey house and hearing the public's comments a shorter and wider building would be more successful.

Cllr Ackroyd said he likes the principal of the idea, it's better that 1000 houses but believes it is a bit premature. He said that anyone is welcome to come to the Planning Advisory Group at anytime before submitting an application. He mentioned that it would be good to see some profile drawings to see the impact of the factory on the area. The parking is also not clear with the different number of employees in the application. It's good that the development would bring more jobs but it needs to be clear in the application how many. He said the access on Cuckoo Lane needs a bit more work maybe a mini roundabout. It's great to see the orchard as most of the site is trees but the main building is high and industrial. Cllr Ackroyd also said he would like to see these few changes and also changes taking into account the residents' comments.

Cllr Dorrington said he thought the development was going to be a farm shop and a small cidery. He asked Lilley's Cider if they could make the vats smaller, Lilley's Cider said they could make them smaller and wider and green in colour. He said he likes the solar panels but may be an idea to see if there is any way to reduce the glare. Cllr Dorrington believes this is a more industrial development rather than agricultural. It would be good to make the cidery shorter and wider. He is also concerned about the houses at the top as if the orchard fails, they could apply to build more houses, however he believes Lilleys are serious about what they are applying for and are not trying to do this to build houses on the land.

Cllr Collinson said he is in line with everyone else in the room. Lilleys are a fantastic company but it is the wrong place for him. He accepts that the town needs

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| | <p>employment and houses to live but commerce park would be a better place for this. He also mentioned that the road access is a dangerous, awful road.</p> <p>Cllr Gore said her biggest concern is the road as there are already regular accidents here. She also said she has concerns about the factory but will not repeat these as they have already been said.</p> <p>Colin summarised the response, Rich approved this, Mark seconded, and it was a unanimous vote.</p> <p>ID 856 Peter Wheelhouse gave a presentation regarding the application. Sue Hughes asked what would happen to the railings with St Aldhelms on. Peter said that they will be carefully preserved and used elsewhere once there is a suitable place for them. Ric Swann asked what will happen to the taxis if this becomes disabled bays. Peter said that the spaces are already disabled so this won't affect the taxis that park further up. Ric also asked about the street furniture, Peter said it hasn't been included in this application as the options were not quite right. They want to see how areas are used with the new layouts before they decide where the street furniture goes.</p> <p>ID 857 ID 860 ID 866 ID 867 ID 868 ID 869</p> <p>The above applications were discussed, please see the table at the end of the minutes to see the responses for all applications.</p> | |
| 2018/58P | <p>4 DATE OF NEXT MEETING</p> <p>The next meeting will be at 7pm on 6 June 2019 in the Council Chamber, Frome Town Hall, Christchurch Street West, Frome BA11 1EB.</p> <p>Please note the scheduled meeting of 16 May will not take place, applications will be determined through the delegated process if you require any further information please contact Jane Llewellyn 01373 465757 or llewellynj@frometowncouncil.gov.uk.</p> | |

The Chair closed the meeting at 9.45pm.

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| 855 | 2019/0416/OTS | Land Off Cuckoo Lane Frome BA11 2NT | Beckington And Selwood | Mr Chris Lilley | Cider Production Facility, Farm Shop/Cafe, Sheep Barn and 2 x Eco Houses | Anna Clark | Outline - Some Matters Reserved | Please see comments after the table. |
| 856 | 2019/0754/FUL | Market Place Frome Somerset | Frome Market | Mr Peter Wheelhouse | Resurfacing of existing footways, introduction of central splitter island and two pedestrian crossings, changes to existing bus stop layout (including new shelters), creation of new disabled bays in Cork Street and loading bay in Bath Street. | Carlton Langford | Full Application | No Objection |
| 857 | 2019/0519/FUL | Start At Rodden Road Sub Station Frome To Border With Wiltshire Council | Frome Berkley Down | Northacre Renewable Energy Ltd | Installation of an underground grid connection | James U'Dell | Full Application | Object - Whilst there are no policy objections to this application, we object on the grounds that Frome has recently declared a climate emergency and does not feel that connecting to a waste incinerator is appropriate |
| 858 | 2019/0429/FUL | 18A Bath Street Frome BA11 1DN | Frome Market | Mrs Verity Fox | Change of use from A3 to sui generis, for use as a Tattoo Studio. | Carlton Langford | Full Application | Decision to be left to planning officer following consultation responses |
| 859 | 2019/0476/LBC | 8 The Bridge Frome BA11 1AR | Frome Market | Mr Marcus Whittington | Removal of previous extensions and addition of new single storey extension to rear. Repair and replacement of windows. Ground floor: remove bar, 1st floor: remove kitchen, 2nd floor: remodel and insertion of roof lights to rear elevation. | Jayne Boldy | Listed Building Consent | Object - The proposal includes the creation of an open balcony to the rear and the noise impact this will have on the nearby residential properties, particularly late at night. The first floor is proposed to have a disabled WC but there are |

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| | | | | | | | | no means for a wheelchair bound person to access it |
| 860 | 2019/0475/FUL | 8 The Bridge Frome BA11 1AR | Frome Market | Mr Marcus Whittington | Removal of previous extensions and addition of new single storey extension to rear. Repair and replacement of windows. | Jayne Boldy | Full Application | Object - The proposal includes the creation of an open balcony to the rear and the noise impact this will have on the nearby residential properties, particularly late at night. The first floor is proposed to have a disabled WC but there are no means for a wheelchair bound person to access it |
| 861 | 2019/0720/TCA | 91 Nunney Road Frome BA11 4LF | Frome Oakfield | Mrs Ruth Gresham | Works to trees within a Conservation Area: 6 Leylandii trees - Fell 1 Large Spruce tree - Fell 3 Cherry trees - Fell | Bo Walsh | Works/Felling Trees in a CA | Decision to be left to planning officer following consultation responses |
| 862 | 2019/0567/HSE | 13 Warleigh Close Frome Somerset BA11 4HT | Frome Park | Mrs Penelope White | Two storey side elevation. | Lorna Elstob | Householder Application | Decision to be left to planning officer following consultation responses |
| 863 | 2019/0611/HSE | 51 The Butts Frome BA11 4AB | Frome Park | Mr & Mrs T Hull | Single storey rear extension and rear dormer window | Josh Cawsey | Householder Application | Decision to be left to planning officer following consultation responses |
| 864 | 2019/0622/LBC | The Gatehouse 20 Vallis Road Frome BA11 3EH | Frome Market | Mr James Parsons | Repairs to gate piers and windows | Lorna Elstob | Listed Building Consent | Decision to be left to planning officer following consultation responses |

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| 865 | 2019/0842/TCA | Apartment 7 West Hill House West End Frome Somerset BA11 3AD | Frome Market | Mr Mike Tweedle | T1 Holm Oak - Thin/reduce, reduce branch over parking area by 7m. T2. Lawsons cypress - reduce by 25%. T3. Lawsons cypress (leaning - fell). T4. Lawsons cypress - reduce by 20%. T5. Sycamore group reduce by 50%. T6 . Thuja - reduce back inside wall. T7. T8. T9. T10. T11. Sycamores - fell. T12. Sycamore - reduce lower bough by 3m. | Bo Walsh | Works/Felling Trees in a CA | Decision to be left to planning officer following consultation responses |
| 866 | 2019/0643/FUL | 9 Westway Frome Somerset BA11 1BS | Frome Market | Mrs Sara Humphries | Change of use of the highway to an external seating area | Josh Cawsey | Full Application | This area of land is not part of the adopted highway |
| 867 | 2019/0656/TCA | Mendip House Welshmill Road Frome Somerset BA11 2LA | Frome Market | Mr Lee Hopkins | Proposed works to a tree in a conservation area:- T1-T2 - Leylandi and Douglas Fir - Fell. | Bo Walsh | Works/Felling Trees in a CA | Decision to be left to planning officer following consultation responses |
| 868 | 2019/0444/FUL | Unit 9 Westway Frome Somerset BA11 1BS | Frome Market | Mrs Sara Humphries | new aluminium shopfront, two air conditioning condenser units and re-use existing extract grilles | Lorna Elstob | Full Application | Decision to be left to planning officer following consultation responses |
| 869 | 2019/0445/ADV | Unit 9 Westway Frome Somerset BA11 1BS | Frome Market | Mrs Sara Humphries | 1 fascia sign, 1 projecting sign, 2 internal posters. | Lorna Elstob | Application to Display Adverts | Decision to be left to planning officer following consultation responses |
| 870 | 2019/0838/TCA | 35 Fromefield Frome Somerset BA11 2HE | Frome College | Mr And Mrs Feldwick | Proposed works to trees in a conservation area:- T1 - Acer - Fell. G1 - Box Trees - Raise crown x 3 metres above ground level. | Bo Walsh | Works/Felling Trees in a CA | Decision to be left to planning officer following consultation responses |
| 871 | 2019/0823/HSE | 3 Jay Close Frome Somerset BA11 2UP | Frome College | | Conversion of garage to play room | Josh Cawsey | Householder Application | Decision to be left to planning officer following consultation responses |

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| 872 | 2019/0424/FUL | Land To Rear Of 73-79 Boundary Avenue Frome Somerset BA11 2BL | Frome Berkley Down | Tracey Hancock | Demolition of existing garages and the erection of 2 x 2-bedroom semi-detached houses and 2 x 3- bedroom semi-detached houses and replacement parking | James U'Dell | Full Application | Object to the loss of external amenity front garden to existing apartments, loss of garaging and reduction in parking to existing apartments. This is an overdevelopment that will create a cramped layout of 4 houses too close to the railway line |
| 873 | 2019/0677/FUL | Units B1-C Graphic House Station Approach Frome Somerset BA11 1RE | Frome Keyford | Station Approach Frome Ltd | Change of use at Unit 1 from Class D1 (soft play centre) to Class B1 (offices and light industrial workshop); and associated external alterations including: 3 new glazed frontages (Unit 2); re- opening 8 No. former blocked opening on east elevation (Unit 2); installation of recessed window to east elevation (Unit 2); and installation of 3 No. roof mounted ventilation extracts (Unit 2). | Anna Clark | Full Application | Decision to be left to planning officer following consultation responses |
| 874 | 2019/0668/LBC | 20A Cheap Street Frome BA11 1BN | Frome Market | Christina Oswin | Insert internal surface mounted painted metal security shutters. | Jayne Boldy | Listed Building Consent | Decision to be left to planning officer following consultation responses |

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Response to ID 855 2019/0416/OTS Land Off Cuckoo Lane Frome BA11 2NT

Objection.

The meeting on 25th April and was attend by 35 people who had come to take part in the discussion including representatives from Selwood Parish Council. We received a presentation from Land and Mineral Management, who are the Agents for Lilley's Cider, Chris and Marc Lilley the applicants were also at the meeting. People were invited to speak and give their views on the proposals. Following over an hour of discussion it was clear that residents were extremely opposed to the proposals. The response below reflects the concerns of the Planning Advisory Group and the residents at the meeting.

We welcome the employment opportunities that this proposal could bring forward, recognising that Lilley's Cider is an important local business we would want to enable the business to continue to grow in Frome.

The site in question was put forward for a mixed use allocation through Part 2 of the Mendip Local Plan, the site was not allocation, the reason given for this was, " it was not felt necessary to allocate this site for a mixed use in Part 2 of the Local Plan because these are countryside uses and could be accommodated outside development limits (subject to a satisfactory planning application)". Unfortunately, this is not a satisfactory planning application.

The site lies along Frome Valley which has significant landscape value, partially protected to the north as part of the listed Orchardleigh Estate. The appearance, light pollution and noise from a development of the scale proposed would be highly intrusive and damaging to this valuable landscape.

Given the sensitivity of the landscape and the proximity of the SSSI, the images showing the locations of the buildings do not enable a proper assessment/impression of the impact to be made. Photomontages showing scaled representations of the buildings that include the solar panels and demonstrate how the buildings will be obscured from view when the orchard and hedgerows have matured should be provided.

There is a discrepancy in the figures for staff numbers on the application forms, design & access statement and the traffic assessment. The application forms state 50 current employees and 100 proposed employees, the traffic assessment states 35 current employees and a minimum of 50 proposed. All the figures and findings of the transport assessment have been based on 50 employees. If it is 100 employees, then a revised

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transport assessment is required. There is also a discrepancy over the height of the fermentation tanks, the D&A statement says they are 14m, the layout plan says 12m.

Despite the information provided in the transport statement there are still serious concerns about the increase in traffic, the lane on which the site entrance would be situated is narrow and has several sections in which visibility of on-coming traffic is very poor, the transport statement does not appear to take into account the hump in the road.

We question the need for 2 dwellings for security purposes and their location which some distance from the other buildings is. The dwellings do not meet the criteria set out in MDC Policy DP13 (accommodation for Rural Workers). If this application is approved, then the dwellings must be tied to the business and the criteria set out in Policy DP13 should be applied.

We are concerned that the dwellings in their current location would set a precedent for further housing in this area beyond the edge of the escarpment. We would welcome the opportunity to have further discussions with the applicants and their agents to see if a more suitable proposal can be agreed.

DRAFT