

Planning Minutes 30 - 01 - 2020

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

Date: Thursday 30th January 2020

Time: 7.00pm

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

Present:

Frome Town Councillors: Rich Ackroyd, Rob Collett (left at 7.55pm), Anita Collier, Sheila Gore, Anne Hills (left at 7.55pm), Paul Horton, John Nelson (Vice Chair) and Steve Tanner (Chair)

Selwood Parish Councillors: Jim Dowling

In attendance:

Members of the public: 5

Press: Susie Watkins, Nub News

Presenters: 2

Jane Llewellyn, Planning and Development Manager

Hannah Paniccia, Finance Administrator

Minute Ref	Agenda Item	Action
2020/005P	1 QUESTIONS, COMMENTS AND INFORMATION FROM THE PUBLIC None	
2020/006P	2 DECLARATION OF MEMBERS' INTERESTS AND TO AGREE THE MINUTES OF THE PREVIOUS MEETING APOLOGIES FOR ABSENCE Lizzie Boyle Andy Palmer DECLARATION OF MEMBERS INTERESTS Paul Horton ID 230 MINUTES The minutes of the Planning Advisory Group meetings held on 9 January 2020 were agreed and signed by the Chair.	
2020/007P	3 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED – APPENDIX 1 ID 217 ID 219 ID 222 ID 223 ID 225 ID 226 ID 227 ID 229	
2020/008P	4 DATE OF NEXT MEETING The next meeting will be at 7pm on 20 February 2020 in the Council Chamber, Frome Town Hall, Christchurch Street West, Frome BA11 1EB	

The Chair closed the meeting at 8.40pm

Planning Minutes 30 - 01 - 2020

ID	MDC Reference	Address	Ward	Applicant	Description	Planning Officer	Type	Resolved FTC
217	2020/0027/HSE	Melrose 21 Whittox Lane Frome BA11 3BZ	Frome Market	Dr Patricia Smith	Erect timber boundary fencing.	Charlotte Rogers	Householder Application	The proposed fence would be acceptable as a temporary measure, once the boundary dispute has been settled a more permanent solution could be considered
218	2020/0026/LBC	The Old Vicarage Vicarage Street Frome BA11 1PU	Frome Market	Smith	Installation of through floor lift.	Jayne Boldy	Listed Building Consent	No Objection
219	2019/3076/FUL	Land South Of The Mount Frome Somerset	Frome Keyford	.	Erection of 124no. residential dwellings together with associated infrastructure including landscaping, open space, drainage and highway access and parking.	Anna Penn	Full Application	Please see the response below the table of comments
220	2019/3055/HSE	26 Lynfield Road Frome BA11 4JB	Frome Oakfield	Mr Neal Hinvest	Conversion of existing garage to ancillary accommodation. Erection of a front single storey extension.	Charlotte Rogers	Householder Application	No objection
221	2019/3058/HSE	22 Chestnut Close Frome BA11 2TJ	Frome College	Mr & Mrs Withers	Erection of a two storey and single storey side extension.	Josh Cawsey	Householder Application	No objection

Planning Minutes 30 - 01 - 2020

222	2019/3011/LBC	24 Vicarage Street Frome Somerset BA11 1PU	Frome Market	Mr Callum Dodgson	Replacement of existing dormer windows with new dormers and conservation roof lights, repairs to roof, windows, sills, and rainwater goods. Internal alterations including demolition of section of ground floor ceiling to create double height space, stripping wall linings, reorganisation of ground floor and creation of WC. First floor refurbishment including new staircase to loft space.	Felix Charteris	Listed Building Consent	No objection
223	2019/3010/FUL	24 Vicarage Street Frome BA11 1PU	Frome Market	Mr Callum Dodgson	Replacement of existing dormer windows with new dormers and conservation roof lights, repairs to roof, windows, sills, and rainwater goods. Internal alterations including demolition of section of ground floor ceiling to create double height space, stripping wall linings, reorganisation of ground floor and creation of WC. First floor refurbishment including new staircase to loft space.	Felix Charteris	Full Application	No objection
224	2020/0041/HSE	47 Butts Hill Frome BA11 1HR	Frome Park	Mr & Mrs Paddock	Single storey rear extension.	Charlotte Rogers	Householder Application	No objection

Planning Minutes 30 - 01 - 2020

225	2020/0048/TPO	18 Westwood Drive Frome Somerset BA11 4JR	Frome Park	Jones	Common Oak- Reduce multiple primary branches by 1M. Slight crown lift to 3-4M.	Bo Walsh	Works/Felling of TPO Trees	This s is a very prominent tree, more detail of how the tree will be pruned, provided by an arboriculturist should be provided before any consent is given
226	2020/0097/TCA	20 Horton Street Frome Somerset BA11 3DP	Frome Oakfield	Mrs Hunter	T1 - Cherry - Fell.	Not yet assigned	Works/Felling Trees in a CA	Objection, no justification has been given for the felling of this tree
227	2020/0080/LBC	57 Castle Street Frome BA11 3BW	Frome Market	Ms Sue Searle	Refurbishment of barn, including replacement timber windows and 4no. conservation rooflights; extension to provide disabled-access toilet; external steps and ramp; timber trellis fence to wall; fire escape stair to rear elevation of public house.	Jayne Boldy	Listed Building Consent	We fully support the principle of refurbishment and bringing this building back into use. However, this is a very important Listed Building and a full historical survey should be carried out prior to any further alterations
228	2020/0063/HSE	9 Lime Close Frome BA11 2TX	Frome College	Katherine Hayward	Demolition of existing conservatory and erection of single storey side extension.	Charlotte Rogers	Householder Application	No objection

Planning Minutes 30 - 01 - 2020

229	2020/0123/FUL	Rossiter Power Whitworth Road Frome Somerset BA11 4BY	Frome Keyford	Mr Ben Wallace	The construction and operation of a 2.5MW micropower plant and associated ancillary equipment.	Carlton Langford	Full Application	Objection - Concerns about potential uncontrolled air pollution and noise on nearby residential areas have not been addressed. The hours of operation proposed are unlimited and therefore cannot be conditioned as currently proposed to limit noise at unsociable hours. There has been no justification for its need, and it will take up future grid capacity for clean energy in line with the climate emergency declared by all three tiers of Local Government in Somerset
230	2020/0124/HSE	12 Willow Vale Frome BA11 1BG	Frome Market	Ms Roz Dunwell	Insertion of a hipped dormer window on side elevation. Erection of a single storey side/rear extension.	Josh Cawsey	Householder Application	No objection

Planning Minutes 30 - 01 - 2020

Response for FTC ID 219 MDC ID 2019/3076/FUL Land South of the Mount, Frome - Objection
Frome Town Council do not consider this application to be sustainable development, as it has been submitted in isolation and cannot be assessed as part of the wider Masterplanned area, this is not in line with the NPPF.

One of the key areas of concern for this application, based on the level of objections and discussion at the Frome Town Council Planning Advisory Group meeting, is the proposed access. Whilst the access for this application only affects Little Keyford Lane, the Masterplan shown on page 25 of the Design & Access Statement shows how the wider development will be accessed.

It is felt strongly by the existing residents in the area, including those in Little Keyford and Dragonfly Close that the proposed access arrangements do not provide sufficient connectivity to all the sites and that the increased traffic impact that will result in Little Keyford Lane and Dragonfly Close would be unacceptable. This could be avoided by providing a roundabout on the B3092 main road as set out in the letter from Friends of Little Keyford (F.O.L.K), dated 22nd January 2020.

Frome Town Council has discussed the alternative access arrangements with the applicants, who say that the reason for the access off Little Keyford Lane is because of the ecological value of the hedgerow along the B3092. We would expect that this claim is fully examined by the District Council in consultation with Somerset Ecology Officer and the Habitats Regulations Assessment. This will help to determine whether alternative access arrangements are possible. We would also urge Somerset Highways to consider this in light of the strength of local feeling.

The transport assessment has not considered the impact this development and more specifically the cumulative impacts all the Masterplan sites will have on the Gorehedge and Bath Street junctions, which are known to be over capacity. All the sites should provide a S106 contribution towards upgrading these junctions.

The travel plan measures are inadequate, adult cycle training, encouraging people to drive more safely, car sharing, home deliveries (which does not encourage people to shop local) and encouraging electric vehicle purchase are not sufficient measures. Additional bus stops and routes should be provided to serve the wider masterplan site.

We would like to see the developers explore incorporating a 'Home Zone' – putting the roads on the exterior of the site with a circular layout and having walkways and safe shared areas internally. Otherwise neighbours get cut off by the roads and there is less safe space for children to play and communities to connect. This will also create a more attractive street scene within the site.

The proposed layout does not encourage a sense of community, and there are no local facilities that can be used by new residents and people in existing neighbourhoods, a 'share' space could be provided. This could be used by the local community for events, shared deliveries, bike repairs etc. This would be another buying incentive, creating a real sense of community, somewhere where stuff happens, not just a place for people to live and commute from. The play areas are in the wrong location, they should be more central to the development, so they are easily accessible and safe for everyone.

No properly constructed footpaths or cycleways are proposed through the site, this is a key element of providing wider connectivity with the other masterplan sites. This site would effectively be cut in half due to the swale running through the middle of the site. The road layout and lack of paths will discourage people from walking and cycling, there is no access to the NCR 24 and no safe route to the school via a properly surfaced footpath.

The landscape visual assessment provides photographs of the landscape views and indicates the area of the development, it does not show the scale of the development and exactly how visible development

Planning Minutes 30 - 01 - 2020

would be from those viewpoints. It is difficult to assess the actual impact without this information. The objection letter from (F.O.L.K) includes a very detailed section (6 & 7) on the visual impact, we fully support and reiterate their comments.

We are very disappointed with the sustainability measures for this development, particularly bearing in mind that all three tiers of Council have declared a climate emergency. The Travel plan makes reference to EV charging points for all properties; however, this is not mentioned in the resource efficiency statement.

Hard landscaping could be porous to allow rainwater to dissipate as part of sustainable urban drainage strategy, rain fall is due to increase by 35% in winter due to climate change. Gas is not 'clean', air source heat pumps powered by renewable electricity should be explored.

We are pleased to see that the building fabric is being thought about, however, incorporating 'no low carbon renewable energy technologies' is not acceptable. Installing solar for example, during construction is significantly cheaper than retrofitting later. 87% of the UK population are now concerned about climate change. We need solar on every roof, customers want this too and would be prepared to pay slightly extra as it will enable them to save thousands of pounds in reduced energy bills. We need renewable energy incorporated into every new building. Frome in particular is very green minded, and these measures will be popular with prospective homeowners.

Predicted CO₂ savings of 5% are very small. Frome's neighbourhood plan states that all homes should be zero carbon in line with One Planet Living principles. A car club car should also be provided with a dedicated parking space. Co-Wheels have two vehicles in Frome already and may be willing to have one at the site that the community can use.

The proposed materials and finishes do not reflect the character of Frome and are of low quality. The design of the houses is pastiche and uninspiring, particularly the proposed red brick. Both (F.O.L.K) and the Civic Society have set out in some detail why the proposed materials and finishes are not acceptable, and we fully support and reiterate their comments.

(F.O.L.K) have scrutinized the screen matrix assessment for the EIA and have raised concern where they feel the answers are incorrect. We ask that their comments are responded to as we want to be confident that the EIA screening is adequate.

We would urge Mendip District Council not to determine any of the individual applications and to consider them together once a comprehensive Masterplan has been agreed, including FR3a & FR7, in line with their statement in response to the Local Plan examination, stating "masterplanning for the entire site should be carried out prior to the grant of planning permission for any part of the site".

To ensure that the traffic impact, ecological impact, landscaping, sustainable transport measures, access points and links, replacement habitat, drainage and S106 contributions can be assessed as a whole.

The Masterplan should be accompanied by a summary of the overall impacts rather than having to refer to all the individual reports submitted with each individual application. Once the overall impacts are identified we would welcome the opportunity to have further discussions with the Planning Officer regarding S106 contributions.