

Agenda item 6

For information – Update on Planning consultations and responses

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Summary

The purpose of this update is to ensure that Cllrs who are not on the Planning Advisory Group are aware of the more significant planning applications that have been considered. The report sets out the responses sent on those applications since the beginning of August. Since August, we have been consulted on and responded to 106 applications, ranging from works to trees to new housing developments.

If required, it can be a regular update to the Town Matters Committee.

1. Reference No: 2019/1671

Location: Land North and South of Sandys Hill Lane Frome

Description: Application for outline planning permission (all matters are reserved apart from access and the main distributor road) comprising a mixed-use development at land North & South of Sandys Hill Lane, Frome.

Applicants: Silverwood (Ditcheat) Ltd, B Parker, P Ham, J Ham and D Ham



Outline planning permission is sought for a mixed-use development of up to 250 dwellings and 4.5ha employment, following the demolition of the existing farm buildings, on land North & South of Sandy's Hill Lane, Frome.

FTC response:

Frome Town Council has no objection to this application. However, we would like to highlight the following comments/issues raised by Cllrs and others attending the meeting:

- There is a need to ensure that the impact on Marks & Spencer and Lidl has been properly assessed in the retail impact assessment
- The retail assessment makes no comparison with the retail zones in Trowbridge which is more closely linked to Frome than the other towns in the assessment
- There needs to be a mechanism in place to ensure that the employment land is delivered
- Any reserved matters application needs to include measures for sustainable development and clearly identify footpath and cycle links to the surrounding areas
- Concern raised about the capacity of the roundabouts approaching Sainsburys, a second access would be preferred
- The application is premature in advance of the Local Plan Part 2 being adopted
- The quantum of development is not in line with Policy FR2 - "up to 200 dwellings"

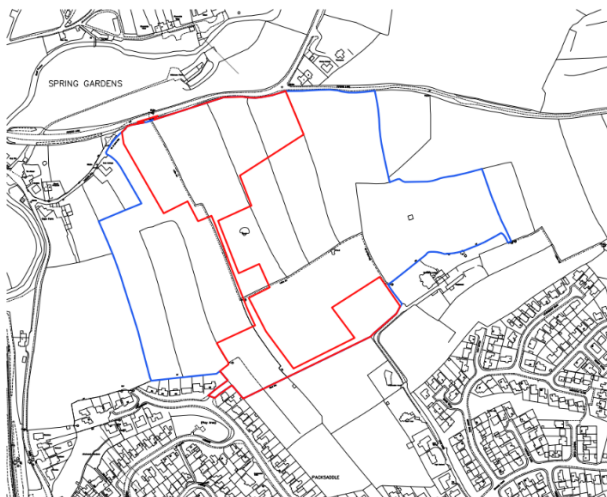
Current status of application – Awaiting decision, amended plans submitted

2. Reference No: 2019/0416

Location: Land Off Cuckoo Lane Frome BA11 2NT

Description: Outline planning application (with all matters except access to be reserved) for a cider production facility and a farm shop, cafe and community room. Amended description, plans and supporting information (Revised Proposal Planning Statement; Transport Statement; Flood Risk Assessment; and Landscape and Visual Impact Assessment) received 26/06/19

Applicant: Mr Chris Lilley



FTC response: Objection

The meeting on 18 July was attended by 30 people who took part in the discussion, including representatives from Selwood Parish Council.

Whilst we welcome the removal of the dwellings and sheep barn, and the lowering of the cidery building, we still have the following concerns.

We appreciate that this application is outline and will only determine access at this stage. However, the applicants have clearly indicated the size of building they would like on the layout plans. We believe that a building of this size will have a significant impact on the surrounding landscape which lies along Frome Valley with views across to the Orchardleigh Estate, and the scale of the development would not be appropriate in this location which would be contrary to Core Policy 4 (4.3).

The supporting documents state that the impact of the development can be mitigated through the use of landscaping and screening, and that the trees will take approximately 20 years to reach a suitable height of 12 -20m (page 8 of the design & access statement). This is not an acceptable timeframe. Therefore, if this application is approved, we would like to see some height and size parameters set by the Planning Authority and conditioned on any outline consent. We would welcome the opportunity to discuss this further.

There is still concern about the overall traffic impact and highway safety, including the current high speed of vehicles along Cuckoo Lane. There is not enough detail provided about the amount of HGV movements and residents have advised that there are certain points along Cuckoo Lane where it is already impossible for HGVs to pass one another.

There will be an impact from additional HGVs on the flow of the traffic when entering and leaving the site and associated noise impacts, in line with the EPO's comments we want to see the arrival and departure of HGVs restricted. There is a need to ensure that any access is safe for both vehicles and pedestrians crossing the road at the points where the public footpaths exit the site onto Cuckoo Lane. If the Highways authority supports the transport assessment and confirms that the access is acceptable, we expect to see a more robust travel plan in place that goes further than the current proposals that supports sustainable travel and includes visitors, staff and suppliers.

Residents are understandably concerned about the additional noise that will be generated by the development, whilst noise generated from within the factory can be mitigated, we want to ensure that any noise generated outside of the buildings such as vehicle movements are carefully considered and controlled as part of any reserved matters application.

The red line on the revised plan still includes the areas where the two dwellings and sheep barn were proposed. The red line should be amended to include only the cidery and café buildings to avoid any confusion.

Whilst provision is made for cycle parking, no cycle routes are provided through the site. Concern was also raised about light pollution and the impact this would have on the ecology of the site and the surrounding areas.

Current status of application: Awaiting decision (scheduled to go to MDC Planning Board but withdrawn from agenda)

3. Reference No: 2019/0209

Location: Caxton Road Frome

Description: 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 planning layout to include secondary emergency access - plans received 2 September 2019)

Applicant: Acorn Property Group



FTC response:

We are pleased to see the reinstatement of the access to Adderwell as shown on the proposed layout plan 13303/5001K 17/09/19. We note that this is not now shown as an emergency route so should be conditioned to be retained as a two-way public road as per the original outline application.

It would be beneficial if the existing PROW adjoining site could be diverted and included within the application site. This would enable the path to be properly surfaced and provide a more continuous route through the site. We are very pleased with the energy statement and

congratulate the developers on this. We would also like to see a condition added to any consent requiring construction vehicles to be cleaned prior to leaving the site.

Note – this is the response to amended plans. We had previously objected in part because there was no second access. The development will provide a footpath along the river and we are working towards linking this up with the bridge from Edmund Park and a direct link through to the Railway Station.

Current status of application: Approved with conditions

4. Reference: 2019/2322

Location: Land at Cherry Grove

Description: The erection of 24 dwellings with associated parking and landscaping along with re-arrangement of parking provision for Cherry Trees.

Applicant: Stonewater Ltd



FTC response:

Whilst we fully understand the need for affordable housing, we cannot support this application for the following reasons.

This land, forms part of the Marston Trading Estate, at the beginning of the Local Plan Part 2 process this site was included within the boundary of the Protected Employment land for the Trading Estate. It is not clear why this was subsequently removed.

There has been no marketing of the site in line with Mendip's Marketing and Business Evidence SPD to support the loss of an existing employment site. We are aware that the adjoining business has an interest in this site to expand their business.

The noise impact assessment acknowledges unacceptable noise impact at unsocial hours and there are no mitigation measures in place to overcome nuisance from noise, dust and smell

from adjacent uses when windows and doors are open or when residents are using their gardens. This will have a detrimental and unacceptable impact on the adjoining business and employment land.

The resource efficiency statement is poor, see comments/suggestions below:

- Other than saying they will do some terraced housing the plan says nothing about insulation levels, glazing, thermal performance, SAP ratings etc.
- Overheating is becoming an increasing problem and is set to increase, other than having a porch, and south facing glazing which will have sun for most of the day and will therefore increase solar gain, the statement does not address this.
- Electric panels are expensive to run. Could they consider air source heat pumps or perhaps a network of air source and solar thermal (this is what we are exploring at Saxonvale).
- Insulation at current levels is not good enough and does not address issues around fuel poverty or mean the properties are affordable in the long term, particularly given reliance on electric heating and huge increases in electricity costs over the last ten years.
- Embodied energy of materials – this could be considered as part of the design process, e.g. using compressed straw (e.g. by White Design?), timber frame etc. Use of natural insulation materials and natural paints would also help to avoid sick building syndrome.
- Renewable energy – we want at least 3-4kw of solar installed on each roof – this would not only help to reduce energy bills and carbon emissions but could also help to reduce hot water costs as solar can be used to top up hot water tanks.
- Transport – could cars be put at exterior of site to create safe and inclusive ‘home zone’ in centre, enabling community to meet and connect. Electric charge points should be provided.
- Bike parking / space in garages? Water butts in gardens.

Note: Amended plans have been submitted and will be considered at the PAG meeting on 12 Dec.

5. Reference No: 2019/2358

Location: Land at Cherry Grove, Frome

Description: The erection of 9 units comprising assisted living accommodation (to include staff accommodation) in association with Cherry Trees

Applicant: Somerset County Council



FTC Response:

Objection –

Whilst we fully understand the need for the addition of assisted living accommodation, we cannot support this application for the following reasons.

This land, forms part of the Marston Trading Estate, at the beginning of the Local Plan Part 2 process this site was included within the boundary of the Protected Employment land for the Trading Estate. It is not clear why this was subsequently removed.

There has been no marketing of the site in line Mendip’s Marketing and Business Evidence SPD to support the loss of an existing employment site. We are aware that the adjoining business has an interest in this site to expand their business.

The noise impact assessment acknowledges unacceptable noise impact at unsocial hours. This will have a detrimental and unacceptable impact on the adjoining business and employment land.

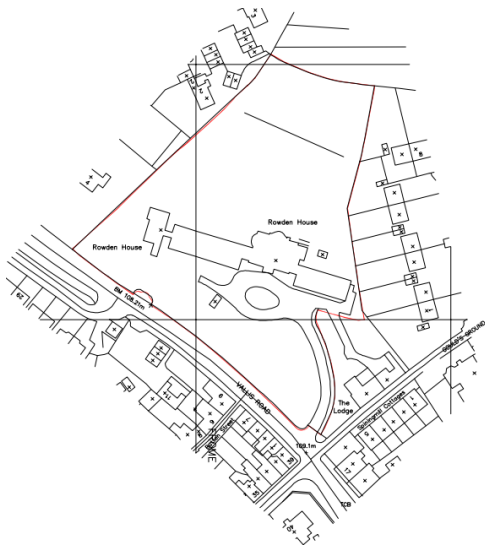
Current status of application: Awaiting decision

6. Reference number: 2019/2572 Full & 2019/2573 Listed Building

Location: Rowden House, Vallis Road, Frome

Description: Proposed Care Village incorporating 74 Bed Care Home and Care facilities, to include demolition of existing modern extensions and erection of a rear two storey extension.

Applicant: Somerset Care Ltd



ELEVATION A



ELEVATION B



ELEVATION C



PLAN (NTS)



ELEVATION D

FTC Response:

Objection –

We are pleased to see an improvement on the previous scheme. However, there are still serious concerns with the new proposals regarding the over development of the site, the impact on the neighbouring properties and the loss of trees. We understand that the applicants will be meeting with the neighbours to discuss their concerns and look to come back with some revisions. We would also like them to consider a pedestrian route through the site.

Current status of application: Awaiting amended plans

Note: This is the second application for a Care Village on this site with a revised scheme. The previous application was withdrawn due to the number of objections that could not be resolved.