

Planning Committee Minutes 04 - 06 - 2020

Minutes of a meeting of Frome Town Council's Planning Committee

Date: Thursday 4th June 2020

Time: 7.00pm

Venue: Online Zoom Meeting

Present:

Frome Town Councillors: Richard Ackroyd, Lizzie Boyle, Anita Collier, Mark Dorrington, Sheila Gore, Anne Hills, Paul Horton (Deputy Chair), John Nelson and Steve Tanner (Chair)

Mendip District Councillors: Helen Kay

In attendance:

Members of the public: 2

Jane Llewellyn, Planning and Development Manager

Hannah Paniccia, Assistant Finance Officer

Minute Ref	Agenda Item	Action
2020/025P	<p>1 QUESTIONS, COMMENTS AND INFORMATION FROM THE PUBLIC</p> <p>Cllr John Nelson mentioned the letter that some residents have received in the Weymouth Road area regarding a parking consultation from Somerset County Council. Cllr Nelson was concerned that traffic restrictions in roads will push traffic to other roads. He also mentioned Park Road residents would like to also be able to purchase permits. Cllr Nelson asked Jane Llewellyn how FTC feel about putting parking restrictions in limited areas of town, which could cause pushing parking issues around the town. Jane Llewellyn said that the Council have not discussed in any detail, the initial parking permit scheme was requested to be looked at by Somerset County Council (SCC) Cllr John Clarke and enough of the residents of Weymouth Road voted so this scheme could be implemented. Part of the process means that SCC will need inform adjoining streets that this is happening and whether or not they would like to be included in the scheme. It is at SCC discretion of how far or how many streets they will give the opportunity to join the scheme. Jane will contact Steve Deakin who is leading this project at SCC and ask why Park Road wasn't included in the second part of the consultation and if they can be included. Cllr Nelson said he wouldn't want to stop people who need to drive to the park to not be able to park. Jane informed that the parking by park will be free for the first hour but will require a ticket so they can see what time the car arrived. Then there is a fee for the second hour. Cllr Mark Dorrington said it will be £2. Jane said an extra disabled bay will be close to the park entrance and will of course have no fee. The intention is to stop people parking there all day but allowing people to park for a short amount of time whilst using the park. Cllr Sheila Gore asked if there will be ticket machines all up Weymouth Road and Somerset Road. Jane said that she understands that there will only be one machine at the top of Weymouth Road close to where you will need to pay for parking, but will double check this.</p> <p>Cllr Steve Tanner read out a statement from Frome Town Council regarding The Retreat. Mendip District Councillor (MDC) Helen Kay asked if this statement is different to the one on MDC planning portal and if the statement is publicly available. Jane confirmed that this is a separate statement and will be sent to the Frome Times. The statement can be found here: https://www.frometowncouncil.gov.uk/a-position-statement-regarding-the-retreat-planning-application/</p>	
2020/026P	<p>2 DECLARATION OF MEMBERS' INTERESTS AND TO AGREE THE MINUTES OF THE PREVIOUS MEETING</p> <p>APOLOGIES FOR ABSENCE</p> <p>Cllr Anita Collier apologised for being late due to technical issues.</p>	

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	<p>DECLARATION OF MEMBERS INTERESTS Cllr Paul Horton ID 311 – the applicant is a client</p> <p>MINUTES The minutes of the Planning Advisory Group meeting held on 14 May 2020 were agreed. Proposed by John Nelson, seconded by Rich Ackroyd, agreed unanimously.</p>	
2020/027P	<p>3 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED – APPENDIX 1 Please see all responses in the table below, this section of the minutes records which applications were discussed and the Cllrs votes for each response. ID 303 - Proposed by Lizzie Boyle, seconded by Rich Ackroyd, agreed unanimously. ID 305 - Proposed by John Nelson, seconded by Rich Ackroyd, agreed unanimously. ID 306 - Proposed by Paul Horton, seconded by Mark Dorrington, agreed unanimously. ID 308 - Proposed by John Nelson, seconded by Rich Ackroyd, agreed unanimously. ID 310 - Proposed by Rich Ackroyd, seconded by Lizzie Boyle, agreed unanimously. ID 311 - Proposed by John Nelson, seconded by Rich Ackroyd, agreed unanimously.</p> <p>It was agreed that the response for all of the other applications listed in appendix 1 would be no objections. Proposed by Anita Collier, seconded by John Nelson, agreed unanimously.</p>	
2020/028P	<p>4 DATE OF NEXT MEETING The next meeting will be at 7pm on 25 June 2020. Details to be confirmed.</p>	

The Chair closed the meeting at 8.21pm

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ID	MDC Reference	Address	Ward	Applicant	Description	Planning Officer	Type	Resolved FTC
302	2020/0940/TPO	1 Portway Steps Vicarage Street Frome	Frome Market	Ms Sasha Butler	Works to trees under a TPO:- T1 (M1008) - Copper Beech, lateral prune of 2-3m on tertiary branches	Mr Bo Walsh	Works/Felling of TPO Trees	No objection
303	2020/0926/FUL	T H White Vallis Road Frome BA11 3EN	Frome Oakfield	Mr James Sherborne	Raise existing levels and contours of disused ground to form a new parking area.	Mr James U'Dell	Full Application	Please see response below the table of comments
304	2020/0942/LBC	The Maltings 3 Willow Vale Frome Somerset	Frome Market	Mr Malcolm Spencer	Removal of existing velux windows and installation of 3 smaller CR-8 conservation roof light windows. Remove existing polycarbonate sheets and construct new metal-framed glass roof. Internal alterations (refer to Heritage Statement).	Miss Jayne Boldy	Listed Building Consent	No objection
305	2020/0985/LBC	20 Paul Street Frome	Frome Market	Mr James Borley	Replace part of shop window to create new door and corridor to allow for access to existing residential flat above existing retail unit	Mr Callam Pearce	Listed Building Consent	We agree with the comments of the Civic Society and reiterate their comments - No objection in principle but it is not clear whether the shopfront is to be replicated or just altered. The loss of symmetry to the shopfront is regrettable but it appears some character will be retained. The success of the proposed changes will depend entirely on the quality of the detailed design. The information provided to date is not adequate. Any new joinery should be approved by the conservation officer.

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306	2020/0975/HSE	85 Weymouth Road Frome	Frome Park	Ms Christina Geobel	Erection of rear extension and front porch, refurbishment of side extension and conversion of garage	Mr Josh Cawsey	Householder Application	No objection to the principle of the extensions, however we would prefer to see the front door remained as it is, perhaps with canopy over, thus facilitating continued expression of the bay window. Any hard surface for the increased parking area should be permeable.
307	2020/0977/HSE	Whitemill Marston Lane Frome	Frome Park	Mr Peverley	Erection of a single storey side extension to provide ancillary accommodation	Charlotte Rogers	Householder Application	No objection
308	2020/0970/FUL	Kaylow Rosedale Walk Frome	Frome Market	Mrs Alison Hoblyn	Erection of 1no. two storey dwellinghouse and associated development	Miss Lynsey Bradshaw	Full Application	No objection
309	2020/0897/HSE	21 Foster Road Frome	Frome Keyford	Mr Joseph Sloan	Erection of a single storey extension to front and side of house.	Charlotte Rogers	Householder Application	No objection
310	2020/1005/TCA	20 Keyford Gardens Frome	Frome Keyford	Mr Robin Isherwood	T1 - Birch - Fell. T2 - Hornbeam - Fell. T3 - Beech - Fell. T4 - Walnut - Fell.	Mr Bo Walsh	Works/Felling Trees in a CA	No objection however we would prefer to see the Walnut tree retained
311	2020/0989/TPO	Mendip House Welshmill Road Frome	Frome Market	Richard Gunning	Norway Spruce (T8829) Fell due to decay within main stem and proximity to the road. Replant a native standard elsewhere as site is overcrowded. Lawsons Cypress group (G1) Fell due to poor condition, overcrowding, damage and proximity to the road. Replant with hedging to be maintained.	Mr Bo Walsh	Works/Felling of TPO Trees	We would prefer to see the group of trees thinned out rather than felling all of the trees

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312	2020/0993/FUL	Asda Supermarket Warminster Road Frome	Frome Keyford	Mark ASDA Stores Ltd	Improvements to the existing Home Shopping Operation	Mr Callam Pearce	Full Application	No objection
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2020/0926/FUL | Raise existing levels and contours of disused ground to form a new parking area. | T H White Vallis Road Frome BA11 3EN

The above application was discussed at our planning committee meeting yesterday. The discussion raised a lot of questions, so we agreed to object to the application and seek clarification of the following.

- The Ecology Assessment asks that the LPA contact Natural England about the woodland nature of the site, please can you confirm if Natural England have been contacted.
- The Ecology Assessment also says there won't be any artificial lighting close to the boundaries of the site or for periods overnight. The application form states the hours of operation are not relevant to this operation, however if lighting is to be restricted on site then this could impact on the operational safety of the site during the winter months. We would like to know how this will be dealt with.
- There is some confusion over the outline consent 2012/2905, redevelopment of site for up to 58 residential units and alterations to vehicular access, approved March 2016. The officer report for application 2019/1323/FUL, state that the outline application has expired, however Condition 2 of the outline consent states -

“The development hereby approved shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the latest”.

If it is valid then we would still be concerned about the compatibility of this application and a residential development.

- We previously raised concerns over the vehicular access, as Highways raised no objection, could you clarify that is because the volume of traffic will not be as significant as if it were for a residential development and would be in line with the previous use by T H Whites.
- The question of whether the development would have any impact on the views across the site from the Whatcombe Road and Fields area.