

Planning Minutes 14 - 05 - 2020

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

Date: Thursday 14th May 2020

Time: 7.00pm

Venue: Online Zoom Meeting

Present:

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

Mendip District Councillors: John Clarke, Helen Kay and Richard Pinnock

In attendance:

Members of the public: 9

Jane Llewellyn, Planning and Development Manager

Hannah Paniccia, Assistant Finance Officer

Minute Ref	Agenda Item	Action
2020/021P	1 QUESTIONS, COMMENTS AND INFORMATION FROM THE PUBLIC None	
2020/022P	2 DECLARATION OF MEMBERS' INTERESTS AND TO AGREE THE MINUTES OF THE PREVIOUS MEETING APOLOGIES FOR ABSENCE None DECLARATION OF MEMBERS INTERESTS Cllr Paul Horton ID 296 – Due to producing the plans Cllr Richard Ackroyd ID 294 – Due to being a member of Friends of the River Frome MINUTES The minutes of the Planning Advisory Group meeting held on 23 April 2020 were agreed.	
2020/023P	3 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED – APPENDIX 1 ID 294 ID 299 ID 301	
2020/024P	4 DATE OF NEXT MEETING The next meeting will be at 7pm on 4 June 2020. Details to be confirmed.	

The Chair closed the meeting at 8.30pm

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ID	MDC Reference	Address	Ward	Applicant	Description	Planning Officer	Type	Resolved FTC
289	2020/0731/HSE	86 Selwood Road Frome BA11 3BP	Frome Market	Mr Doug Grey	Erection of summerhouse and store	Felix Charteris	Householder Application	No Objection
290	2020/0797/LBC	86 Selwood Road Frome BA11 3BP	Frome Market	Mr Doug Grey	Erection of summerhouse and store	Felix Charteris	Listed Building Consent	No objection
291	2020/0774/CLP	14 Robins Lane Frome BA11 3ES	Frome Oakfield	Mrs Kamila Laszecka	Blocking up of side door and replace with window. Blocking up of two small windows in bathroom.	Josh Cawsey	Certificate of Proposed Use/Development	No comment
292	2020/0839/APP	Garston Lodge Garsdale Frome Somerset BA11 1RX	Frome Market	LIVEST WEST HOUSING	Application for approval of details reserved by conditions 1 (standard time limit), 2 (plans/drawings), 6 (materials) & 9 (interior finishes) on planning consent/listed building consent 2019/2403/LBC.	Jayne Boldy	Approval of Details	No comment
293	2020/0807/TCA	Catherine House Cork Street Frome Somerset BA11 1BL	Frome Market	.	T1 - Willow - Re-pollard just above previous reduction points.	Bo Walsh	Works/Felling Trees in a CA	No Objection
294	2020/0800/FUL	Land Adjacent To The Retreat Frome BA11 5JU	Frome Keyford	-	Erection of employment studio building and 4 no. dwellings with associated highway and landscaping works.	Carlton Langford	Full Application	Please see the response below the table

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295	2020/0791/HSE	50 Croscombe Gardens Frome BA11 2YF	Frome Berkley Down	MS B MEECHAM	Erection of single storey rear extension	Charlotte Rogers	Householder Application	No objection
296	2020/0798/PAH	63 Alexandra Road Frome Somerset BA11 1LX	Frome Keyford	Lisbet Michelsen	The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5 metres, with a maximum height of 3.2 metres and an eaves height of 2.5 metres.	Callam Pearce	Prior Approval Householder	No comment
297	2020/0719/FUL	71 Keyford Frome BA11 1JR	Frome Keyford	Mr Stuart Dalton	Erection of porch.	Charlotte Rogers	Full Application	No objection
298	2020/0866/APP	Plot South Of Uplands Innox Hill Frome Somerset	Frome Market	Mr Marc Waller	Application for approval of details reserved by conditions 13 (drainage scheme), 14 (foul drainage) on planning consent 2019/2844/FUL.	James U'Dell	Approval of Details	No comment
299	2020/0831/TCA	13 Somerset Road Frome BA11 1HB	Frome Park	Hopkins	T1 - Monterey Cypress: fell.	Bo Walsh	Works/Felling Trees in a CA	Objection - The reasons given for felling are not sufficient, more evidence is required to demonstrate why this tree should be felled. We do not feel that an Ash is a suitable replacement
300	2020/0880/HSE	16 Styles Avenue Frome BA11 5JN	Frome Berkley Down	Mr Smith	New garage following demolition of existing garage	Jennifer Alvis	Householder Application	No objection

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301	2020/0724/HSE	56 Nunney Road Frome BA11 4LF	Frome Oakfield	Sarah Wilson	Erection of side extension	Jennifer Alvis	Householder Application	Objection - This will be a completely separate annexe. The extension will block vehicular access to the garage and reduce that amount of driveway available for parking. Nunney Road already has problems with on street parking and no additional arrangements for parking have been identified.
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294 2020/0800/FUL Land Adjacent To The Retreat Frome BA11 5JU
Erection of employment studio building and 4 no. dwellings with associated highway and landscaping works.

Objection –

We are disappointed by the recent site clearance that has taken place and would seek clarification whether this is in accordance with the approved construction ecological management plan. We would also like to add that in general this scheme is preferable to the previously approved application.

Whilst we acknowledge that the principle of development of this site has been established by the approval of the previous scheme, the proposed development set out in application 2020/0800/FUL raises the following concerns.

There is the potential for overlooking and loss of amenity of 28a The Retreat from the first floor rooms of plots 2,3 & 4.

We are pleased to see an increased provision of workspace, which should be conditioned as B1 use only with any permitted development rights removed to protect the B1 use. However the provision of the separate workspace would mean that a separate allocation for parking would be required and will potentially increase the amount of vehicle movements to and from the main road. We are keen to discourage the use of cars and

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in general supportive of fewer car parking spaces, however there are already problems with the amount of car parking in The Retreat and we would not want to see the amount of on street parking increase here as a result of this development.

There is also concern about the safety of the junction to the main road and we urge Somerset County Highways to carefully assess the safety implications of any additional traffic using this junction as a result of this development. A plan showing the track path for waste and emergency vehicles to turn around within the site should also be provided, together with a fire safety report.

Policy CP6 of the Local Plan and Policy POS₁ of the Frome Neighbourhood Plan both seek to improve access, recreation, education and wildlife opportunities along the length of the River Frome and part of the application site will be within this area. Any development along the banks of the River Frome should take into consideration potential improvement to the River Frome Corridor. Mendip Local Plan Policy CP6 is aiming to keep the options open, so that a future scheme could be worked up to provide continuous access to the river from monies raised through off-site contributions from major developments.

To enable future access to the river, the approved application 2017/3154/FUL made provision for a path around the development. This is shown on plan AL(1)07 revC.

Condition 2 of that consent states – “The development hereby approved shall be carried out in accordance with drawing numbers AL(1)01 revK, AL(1)03 revC, AL(1)04 revC, AL(1)05 revD, AL(1)06 revE, AL(1)07 revC. Reason: For the avoidance of doubt and in the interest of proper planning”. This path must also be shown on the plans for this development and conditioned accordingly. This is essential pending the outcome of the confirmation of the public footpath to Adderwell being dedicated as a public footpath, which is currently under consideration by Somerset County Council. If an alternative route to the river outside of the application boundary is proposed, this must be secured through a S106 agreement.

The issue of land ownership has also been raised, it is suggested that the roadway as outlined in red on the site location plan, is not within the applicants ownership. This issue needs to be addressed prior to the determination of this application.

At the time of writing, there are 165 objection letters from Frome residents against this proposal, most concerned with the impact of the development on the wildlife and river ecology and the safety of the access to The Retreat. It is clear that there is a genuine concern over the impacts of this development and the site clearance that has already taken place. We would be happy to have discussions with the applicant going forward to see if some of these issues could be addressed.