

# Planning Committee Minutes 18-02-2021

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

Date: Thursday 18<sup>th</sup> February 2021

Time: 7.00pm

Venue: Online Zoom Meeting

### Present:

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

### In attendance:

Members of the public: 10

Presenters: Colin Danks

Somerset County Councillors: Martin Dimery

Mendip District Councillors: Shane Collins and Helen Kay

Nikki Brain, Resilience Officer

Jane Llewellyn, Planning and Development Manager

Hannah Paniccia, Assistant Finance Officer

Minute Ref	Agenda Item	Action
2020/078P	<b>1 QUESTIONS, COMMENTS AND INFORMATION FROM THE PUBLIC</b> Simon White the applicant of application ID 474 ( <a href="#">2021/0121/FUL</a> ) which was discussed at the previous meeting on 27 January, wanted to give context for the application. Simon said that the dwelling is his retirement plan for himself and his wife, they plan to move into the smaller dwelling and rent out their current dwelling. Before they move into the smaller dwelling they plan to let it on the rental market and provide affordable housing for the area. Simon asked if Mendip District Council has adopted the minimum housing size standards in the Local Plan? Jane Llewellyn responded that there wasn't an outright objection it was more a comment for the concern of the size. Jane doesn't believe that Mendip District Council has adopted space standards, but they are only advisory. Simon asked what timescale he can expect to hear from the planning officer as he knows they are on other duties. Jane replied that she doesn't know and that he is right that some of the staff have been redeployed to deal with helping with other Covid 19 related matters.	
2020/079P	<b>2 DECLARATION OF MEMBERS' INTERESTS AND TO AGREE THE MINUTES OF THE PREVIOUS MEETING</b> <b>APOLOGIES FOR ABSENCE</b> Cllr Anita Collier Cllr John Nelson (left 8.45pm) <b>DECLARATION OF MEMBERS INTERESTS</b> ID 483 – Cllr Paul Horton – applicant next door neighbour ID 484 – Cllr Paul Horton – planning agent/architect <b>MINUTES</b> The minutes of the Planning Advisory Group meeting held on 27 January 2021 were agreed. Proposed by Cllr Rich Ackroyd, seconded by Cllr John Nelson, agreed unanimously.	
2020/080P	<b>3 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED – APPENDIX 1</b> 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 475 - Proposed by Cllr Anne Hills, seconded by Cllr John Nelson, agreed unanimously. ID 476 - Proposed by Cllr Anne Hills, seconded by Cllr John Nelson, agreed unanimously. ID 477 - Proposed by Cllr Anne Hills, seconded by Cllr John Nelson, agreed	

# Planning Committee Minutes 18-02-2021

	<p>unanimously.</p> <p>ID 478 - Proposed by Cllr Rich Ackroyd, seconded by Cllr Mark Dorrington, agreed unanimously.</p> <p>ID 483 - Proposed by Cllr Steve Tanner, seconded by Cllr Lizzie Boyle, agreed majority. Please note Cllr Paul Horton did not vote due to his declared interest. Cllr John Nelson left the meeting early so was not present when this vote took place.</p> <p>ID 485 - Proposed by Cllr Paul Horton, seconded by Cllr Mark Dorrington, agreed unanimously. Please note Cllr John Nelson left the meeting early so was not present when this vote took place.</p> <p>It was agreed that the response for all of the other applications listed in appendix 1 would be to be no objections or to incorporate the suggestions Jane sent round to Councillors prior to the meeting. Proposed by Cllr Rich Ackroyd, seconded by Cllr Mark Dorrington, agreed unanimously. Please note Cllr John Nelson left the meeting early so was not present when this vote took place.</p>	
2020/o81P	<p><b>4 DATE OF NEXT MEETING</b></p> <p>The next meeting will be at 7pm on 11 March 2021. Details to be confirmed.</p>	

The Chair closed the meeting at 8.57pm

# Planning Committee Minutes 18-02-2021

475	<a href="#">2020/0341/OTS</a>	Land At 377620 146494 Little Keyford Lane To The Mount Blatchbridge Frome	Frome Keyford	BDW Trading Ltd	Outline planning permission for residential development with associated parking, open space and infrastructure with all matters reserved except access (as revised by plans received January 2021)	Anna Penn	Outline - Some Matters Reserved	Comments can be viewed online; <a href="https://www.frometowncouncil.gov.uk/wp-content/uploads/2021/03/Little-Keyford-response-250221.pdf">https://www.frometowncouncil.gov.uk/wp-content/uploads/2021/03/Little-Keyford-response-250221.pdf</a>
476	<a href="#">2020/0451/FUL</a>	Land At 377672 146617 Little Keyford Lane Frome Somerset	Frome Keyford	Rhys Whalley	Erection of 70 no. Dwellings with revised masterplan, open space, ecological mitigation land, drainage and landscaping, vehicular access (as revised by plans and documents received December 2020)	Anna Penn	Full Application	Comments can be viewed online; <a href="https://www.frometowncouncil.gov.uk/wp-content/uploads/2021/03/Little-Keyford-response-250221.pdf">https://www.frometowncouncil.gov.uk/wp-content/uploads/2021/03/Little-Keyford-response-250221.pdf</a>
477	<a href="#">2019/3076/FUL</a>	Land South Of The Mount Frome Somerset	Frome Keyford	BDW Trading Ltd	Full planning permission for residential development together with associated infrastructure including landscaping, open space, drainage and revised highway access with revised masterplan (as revised by plans and documents received December 2020) and parking.	Anna Penn	Full Application	Comments can be viewed online; <a href="https://www.frometowncouncil.gov.uk/wp-content/uploads/2021/03/Little-Keyford-response-250221.pdf">https://www.frometowncouncil.gov.uk/wp-content/uploads/2021/03/Little-Keyford-response-250221.pdf</a>

# Planning Committee Minutes 18-02-2021

478	<a href="#">2019/2358/FUL</a>	Land At 377314 147167 Cherry Grove Frome	Frome Keyford	Somerset County Council	The erection of 9 No. units comprising assisted living accommodation (to include staff accommodation) in association with Cherry Trees (Revised plan 3765/PL/23 Rev C received 1st June 2020, including alterations to parking layout and addition of 3 parking spaces)	James U'Dell	Full Application	Our previous objection still stands - Whilst we fully understand the need for addition 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
479	<a href="#">SCC/3779/2020</a>	Harlequins Nursery Farrant Road Frome	Frome Oakfield	Somerset County Council	Retrospective application for the retention of a temporary building & ancillary external space.	<a href="mailto:planningcontrol@somerset.gov.uk">planningcontrol@somerset.gov.uk</a>	County Matter	No objection

# Planning Committee Minutes 18-02-2021

480	<a href="#">2021/0170/TCA</a>	10 Keyford Frome	Frome Keyford	Mr Paul Widera	1 - Yew Tree - Fell.	Bo Walsh	Works/Felling Trees in a CA	No objection
481	<a href="#">2021/0143/HSE</a>	18 Yeomans Lodge Frome	Frome Park	Mr Jeremy Smalley	Conversion of existing internal garage into new accommodation, new parking bays at the front of the house, new windows on the west elevation and new lobby at the front of the house	Josh Cawsey	Householder Application	No objection
482	<a href="#">2021/0129/HSE</a>	4 Hawsworth Close Frome	Frome Berkley Down	Mr and Mrs O'Connor	Erection of a First Floor Side Extension	Charlotte Rogers	Householder Application	No objection
483	<a href="#">2021/0133/HSE</a>	6 Beechwood Close Frome	Frome Berkley Down	Ms Sharon Cromie	Erection of 2 storey extension on the rear elevation.	Josh Cawsey	Householder Application	Objection - This will have a significant impact on the amenity of the neighbouring property
484	<a href="#">2020/2560/HSE</a>	34 Nunney Road Frome	Frome Oakfield	Mrs Holly Brown	Conversion of roof space to habitable rooms, new staircase, addition of dormer window to rear and Velux to front (street)	Jennifer Alvis	Householder Application	No objection, but would ask that the potential for overlooking is checked on site
485	<a href="#">2021/0214/HSE</a>	119 Broadway Frome	Frome Oakfield	Mrs Sue Westlake	Demolition of rear part of dwelling and replace with one and two storey extension (resubmission of 2020/1266/HSE)	Josh Cawsey	Householder Application	No objection: a planning permission already exists but this application updates it. An improvement on the existing but, would prefer see something which is a bit more distinctive from the existing. Also note that the stone window surrounds on the south elevation of the original cottage appear to be missing from the proposed elevation.

# Planning Committee Minutes 18-02-2021

486	<a href="#">2021/0196/HSE</a>	31 Collett Way Frome	Frome Berkley Down	Mr James Woolford	Erection of a side extension	Jennifer Alvis	Householder Application	No objection
487	<a href="#">2021/0193/HSE</a>	20 Sycamore Drive Frome	Frome College	Mr & Mrs Dayman-Johns	Two storey rear extension	Josh Cawsey	Householder Application	No objection
488	<a href="#">2021/0186/HSE</a>	1 Pennys Piece Frome	Frome College	Ryan & Ian Lewis	TWO STOREY SIDE EXTENSION, SINGLE STOREY REAR EXTENSION, EXTEND CAR PARKING AREA AND DROP KERBS	Charlotte Rogers	Householder Application	No objection
489	<a href="#">2021/0184/TCA</a>	6 Nunney Road Frome	Frome Oakfield	Mr Matt Mellen	G1 Conifer hedge - Fell T1 Willow - Fell	Works/Felling Trees in a CA	Bo Walsh	No objection
490	<a href="#">2021/0211/TCA</a>	48A Broadway Frome	Frome Oakfield	Ms Olivia Cliff	Proposed works to tree/s in a Conservation Area: T1 (Sycamore) - Removal of secondary trunk and crown lift. T2 (False Acacia) - Remove dead branches.	Works/Felling Trees in a CA	Bo Walsh	No objection
491	<a href="#">2021/0201/TCA</a>	2 Sheppards Barton Frome	Frome Market	Ms Caroline Radcliffe	T1 (Cherry) - Fell.	Works/Felling Trees in a CA	Bo Walsh	No objection
492	<a href="#">2021/0230/HSE</a>	12 Victoria Road Frome	Frome Keyford	Mr & Mrs Kendall	Loft conversion with rear 'L' shaped flat roof dormer	Householder Application	Josh Cawsey	No objection
493	<a href="#">2021/0228/HSE</a>	73 Wyville Road	Frome Berkley Down	Mr Richard Potter	Erection of single storey side extension below an existing first floor extension	Householder Application	Josh Cawsey	No objection in principle, but the survey drawings should show the existing first floor extension
494	<a href="#">2021/0051/HSE</a>	17 Aspen Close Frome	Frome College	Darren Searle	Single storey rear (north east elevation) extension	Householder Application	Josh Cawsey	No objection

# Planning Committee Minutes 18-02-2021

495	<a href="#">2021/0290/TCA</a>	23 York Street Frome	Frome Market	Livewest	Proposed works to tree/s in a Conservation Area: T1 - (Hornbeam FRMEo69) - Crown lift to 3m from ground level and prune S/E aspect of crown by c2m	Works/Felling Trees in a CA	Bo Walsh	No objection
496	<a href="#">2021/0289/TCA</a>	Hoopers Barton Frome Somerset	Frome Market	Livewest	FRMEo62 - Birch - target prune lateral & sub-lateral branches to 3m clearance from building. FRMEo63 - Birch - crown lift low ascending branches to 4m above ground level. T121512001 - Willow - crown lift low ascending branches to 3m above ground level.	Works/Felling Trees in a CA	Bo Walsh	No objection
497	<a href="#">2021/0288/TCA</a>	64 & 65 Castle Street Frome	Frome Market	Livewest	FRMEo58 & FRMEo59 2 x Ash - fell and chemical treat stumps.	Works/Felling Trees in a CA	Bo Walsh	No objection but would want to see some replanting in this location
498	<a href="#">2021/0232/HSE</a>	93 Critchill Road Frome	Frome Park	H Whitmore	Erection of a single storey rear extension.	Householder Application	Josh Cawsey	No objection
499	<a href="#">2021/0185/TCA</a>	91 Locks Hill Frome	Frome Keyford	Kate Adams	T1 & T2 - Sycamore - Full reduction by up to 2m	Works/Felling Trees in a CA	Bo Walsh	No objection