

Planning Committee Minutes 27- 01 - 2021

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

Date: Wednesday 27th January 2021

Time: 7.00pm

Venue: Online Zoom Meeting

Present:

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

In attendance:

Members of the public: 4

Somerset County Councillors: Martin Dimery

Jane Llewellyn, Planning and Development Manager

Hannah Paniccia, Assistant Finance Officer

Minute Ref	Agenda Item	Action
2020/073P	<p>1 QUESTIONS, COMMENTS AND INFORMATION FROM THE PUBLIC</p> <p>Steve Tanner stated that applications 475 – 2020/0451/FUL Land at Little Keyford & 476 – 2019/3076/FUL Land South of The Mount, will be deferred to the Planning Committee meeting on Thursday 18 February, to allow more time to consider the plans and receive comments.</p> <p>Jane Llewellyn rehearsed what she is going to say about the Saxonvale application that is going to Mendip District Council's Planning Board meeting on 28 January 2021. You can see what Jane said here; https://www.frometowncouncil.gov.uk/wp-content/uploads/2020/01/Saxonvale-comments-to-MDC-Planning-Board.pdf</p>	
2020/074P	<p>2 DECLARATION OF MEMBERS' INTERESTS AND TO AGREE THE MINUTES OF THE PREVIOUS MEETING</p> <p>APOLOGIES FOR ABSENCE</p> <p>Anita Collier John Nelson</p> <p>DECLARATION OF MEMBERS INTERESTS</p> <p>None</p> <p>MINUTES</p> <p>The minutes of the Planning Advisory Group meeting held on 7 January 2021 were agreed.</p> <p>Proposed by Cllr Rich Ackroyd, seconded by Cllr Mark Dorrington, agreed unanimously.</p>	
2020/075P	<p>3 TO AGREE A RESPONSE TO THE ENVIRONMENT AGENCY CONSULTATION, FOR THE PERMIT APPLICATION FROM NORTHACRE RENEWABLE ENERGY LTD TO OPERATE AN INCINERATOR, IN WESTBURY</p> <p>Cllr Lizzie Boyle outlined her concerns with this application which included the environmental impact, increase in traffic, the process, the technology, emissions, noise impact, odour and the proximity to food processing sites.</p> <p>It was agreed for Jane to liaise with Cllr Lizzie Boyle to object to the application.</p> <p>Proposed by Cllr Steve Tanner, seconded by Cllr Shelia Gore, agreed unanimously.</p> <p>You can see the response here; https://www.frometowncouncil.gov.uk/wp-content/uploads/2020/01/Westbury-Incinerator-response.pdf</p>	
2020/076P	<p>4 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED – APPENDIX 1</p> <p>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.</p> <p>ID 462 - Proposed by Cllr Sheila Gore, seconded by Cllr Lizzie Boyle, agreed</p>	

Planning Committee Minutes 27- 01 - 2021

	<p>unanimously. ID 473 - Proposed by Cllr Anne Hills, seconded by Cllr Rich Ackroyd, agreed unanimously. ID 474- Proposed by Cllr Paul Horton, seconded by Cllr Rich Ackroyd, agreed unanimously. 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 Steve Tanner, seconded by Cllr Mark Dorrington, agreed unanimously.</p>	
2020/077P	<p>5 DATE OF NEXT MEETING The next meeting will be at 7pm on 18 February 2021. Details to be confirmed.</p>	

The Chair closed the meeting at 8.45pm

DRAFT

Planning Committee Minutes 27- 01 - 2021

462	2019/0846/FUL	Former Factory Shop 9-12 Palmer Street Frome Somerset BA11 1DS	Frome Market	Mr A Pang	Alterations and change of use of former clinic to A3/A4, office and 4 flats and part former retail to 5 flats and 2 offices (Revised scheme received 22/12/2020)	James U'Dell	Full Application	Objection - whilst we support the owner in trying to do something with these premises, the noise assessment is still not sufficient to ensure that the current operation at 23 Bath Street is not jeopardised. The noise levels must be taken at times when the venue is at close to capacity and from all 4 floors, and take into account the noise from the extension to Palmer Street Bottle. There are also now patio doors to one of the flats. All of the rear of the property should be a commercial use to further lessen the impacts of noise. There is also concern about the fact that it appears the entrance to some of the flats is through the Nursery play area causing safeguarding issues. The marketing report sets out that the premises were marketed as a whole unit, then separated in to two units, it does not appear that the smaller unit has been marketed separately. There is no provision for cycle storage and the bin storage is not well located.
463	2020/2574/ADV	St Aldhelms Pharmacy Frome Medical Centre Enos Way Frome Somerset BA11 2FH	Frome College	Mr Kav Hundle	Vinyl signage to window and on the Medpoint machine (similar to that of an ATM machine)	Charlotte Rogers	Application to Display Adverts	No objection

Planning Committee Minutes 27- 01 - 2021

464	2020/2573/FUL	St Aldhelms Pharmacy Frome Medical Centre Enos Way Frome Somerset BA11 2FH	Frome College	Mr Kav Hundle	Installation of Medpoint dispensing robot to existing shopfront left window panel	Charlotte Rogers	Full Application	No objection
465	2020/2612/HSE	21 Stourton View Frome Somerset BA11 4DY	Frome Park	Mr Jon Gilson	Construction of single storey side extension with loft bedroom	Jennifer Alvis	Householder Application	No objection
466	2020/2653/TCA	5 Bridge Street Frome Somerset BA11 1BB	Frome Market	Joseph Robson	T1 - Yew (Taxus baccata) Curo ref: To453. Crown lift to 3 metres from ground level.	Bo Walsh	Works/Felling Trees in a CA	No objection
467	2021/0006/HSE	14 Styles Hill Frome Somerset BA11 5JQ	Frome Berkley Down	Mr and Mrs Humphreys	Single storey extension to rear elevation.	Josh Cawsey	Householder Application	No objection
468	2021/0005/HSE	38 Delmore Road Frome Somerset BA11 4EG	Frome Park	Mr J Brine	Demolish garage and existing extensions and erect two storey side extension and single storey rear extension	Josh Cawsey	Householder Application	No objection
469	2020/2669/FUL	4 Gurnville Cottages Little Keyford Lane Frome Somerset BA11 5BD	Frome Park	Mr Jake Spurgeon	Demolition of existing rear extensions and replace with proposed two storey rear extension with associated internal and external alterations.	Josh Cawsey	Full Application	We commend the use of sensitive building materials, hempcrete insulation, and for taking a considerate approach to the landscaping and visual impact on neighbours

Planning Committee Minutes 27- 01 - 2021

470	2021/0074/HSE	112 Rodden Road Frome Somerset BA11 2AL	Frome Berkley Down	Mr And Mrs Kendall	Erection of single storey side extension, single storey rear extension and loft conversion.	Callam Pearce	Householder Application	No objection
471	2021/0093/TPO	Public Open Space North Of 1 Acacia Drive Frome Somerset	Frome College	Not Available	T1) English Oak - Crown clean - remove significant deadwood. Crown lift by 3-4m - Prune to remove epicormic shoots that overhang play area and bin. Prune to clear building by 1-2m. T2) English Oak - Crown clean - remove significant deadwood. Prune to clear streetlight by 1-2m, Pruning tertiary branches back to suitable growth points. End-weight reduce subsiding primary branch at 5m/over streetlight.	Bo Walsh	Works/Felling of TPO Trees	No objection
472	2021/0135/APP	Oriel Lodge 11 Gentle Street Frome Somerset BA11 1JA	Frome Market	Bridget Dwyer	Application for approval of details reserved by condition 4 (Sample Panel - Walling) on Listed Building Consent 2020/2093/LBC.	Felix Charteris	Approval of Details - Cond	No objection

Planning Committee Minutes 27- 01 - 2021

473	2021/0050/FUL	Land At 378206 147347 Adderwell Road Frome Somerset	Frome Keyford	Persimmon Homes Ltd	Residential development comprising 25 dwellings, new vehicular access, landscaping, sustainable urban drainage and other associated infrastructure works	James U'Dell	Full Application	<p>Objection - We welcome the provision of 30% affordable housing but would prefer to see it integrated throughout the site. The permeability of the site must be improved to make the access path through to Caxton Road and Primrose Court suitable for cyclists as well. The building for life document makes reference to Trowbridge rather than Frome so is inaccurate. The energy efficiency statement is not sufficient and we would expect to see much higher standards of energy efficiency in line with the Climate Emergency declared by all three tiers of Council. We agree with the Civic Society comments regarding the attenuation pond and would like to see an alternative provided. We would also ask that the layout is amended to provide parking courts enabling the road/streets to be used for play in the absence of any on-site open space. As the site will link up with the footpath leading to the river, we would ask for a A106 contribution to the proposed footbridge across to/from Edmund Park.</p>
-----	-------------------------------	---	------------------	------------------------	---	-----------------	---------------------	--

Planning Committee Minutes 27- 01 - 2021

474	2021/0121/FUL	Grove House Marston Mead Frome Somerset BA11 4DU	Frome Park	Simon White	Garage conversion to create new single dwelling	Carlton Langford	Full Application	We have no objection to the development of this site for a dwelling, however the proposed dwelling is too small not meeting space standards. The plans do not show the redline boundary of the proposed property so it is not clear how much outside space there will be
475	2020/0451/FUL	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	Deferred to the Planning Committee meeting on Thursday 18 February, to allow more time to consider the plans and receive comments
476	2019/3076/FUL	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	Deferred to the Planning Committee meeting on Thursday 18 February, to allow more time to consider the plans and receive comments