

# Planning Committee Minutes 07- 01 - 2021

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

Date: Thursday 7<sup>th</sup> January 2021

Time: 7.00pm

Venue: Online Zoom Meeting

### Present:

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

### In attendance:

Members of the public: 1

Mendip District Councillors: Helen Kay

Jane Llewellyn, Planning and Development Manager

Hannah Paniccia, Assistant Finance Officer

Minute Ref	Agenda Item	Action
2020/069P	<p><b>1 QUESTIONS, COMMENTS AND INFORMATION FROM THE PUBLIC</b></p> <p>Mendip District Cllr Helen Kay raised that the Westbury incinerator was being looked at by the Environment Agency and the deadline for consultation is 22 January which is before the next Planning Committee meeting. Jane Llewellyn said that a response couldn't be decided at this meeting as it wasn't on the agenda. The process for applications that need a response before the next Planning Committee meeting is for the authority to be delegated to Jane and Cllr Tanner (Chair). Jane will email to the Planning Committee Councillors some information about the incinerator and then put together a response which the Councillors can comment on.</p> <p>Mendip District Cllr Helen Kay mentioned that there are quarrying licence applications that Somerset County Council deal with, in conjunction with Mendip District Council. Jane asked Mendip District Cllr Helen Kay if she could email her a link to the information.</p>	
2020/070P	<p><b>2 DECLARATION OF MEMBERS' INTERESTS AND TO AGREE THE MINUTES OF THE PREVIOUS MEETING</b></p> <p><b>APOLOGIES FOR ABSENCE</b></p> <p>None</p> <p><b>DECLARATION OF MEMBERS INTERESTS</b></p> <p>None</p> <p><b>MINUTES</b></p> <p>The minutes of the Planning Advisory Group meeting held on 10 December 2020 were agreed.</p> <p>Proposed by Cllr Anita Collier, seconded by Cllr John Nelson, agreed unanimously.</p>	
2020/071P	<p><b>3 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED – APPENDIX 1</b></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 447 - Proposed by Cllr Sheila Gore, seconded by Cllr Rich Ackroyd, agreed unanimously.</p> <p>ID 450- Proposed by Cllr Anita Collier, seconded by Cllr Sheila Gore, agreed unanimously.</p> <p>ID 453 - Proposed by Cllr John Nelson, seconded by Cllr Rich Ackroyd, agreed unanimously.</p> <p>ID 458- Proposed by Cllr Steve Tanner, seconded by Cllr John Nelson, agreed unanimously.</p> <p>ID 461 - Proposed by Cllr John Nelson, seconded by Cllr Rich Ackroyd, agreed unanimously.</p>	

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	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 Anita Collier, seconded by Cllr Mark Dorrington, agreed unanimously.	
2020/072P	<b>4 DATE OF NEXT MEETING</b> The next meeting will be at 7pm on 28 January 2021. Details to be confirmed.	

The Chair closed the meeting at 8.25pm

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447	<a href="#">2020/2444/VRC</a>	44 Nunney Road Frome	Frome Oakfield	Mr Marcus Squires	Application to vary condition 6 (Occupation- provision of parking drawing no. 0147 PL014A) of planning approval 2017/2039/FUL(Change of use from existing group home to 10 bed HMO (Revised plans received 24th Nov 2017 to alter parking and access arrangements)) to drawing no. 0147 PL014B - parking.	Carlton Langford	Variation or Removal of Conditions	There is some confusion about how both the application for the change of use of the group home and erection of a new dwelling application in 2016 - 2016/2674/FUL and the Change of use to a HMO in 2017 - 2017/2039/FUL could both be implemented as both have the same red line boundary. It seems that once the change of use to the HMO had taken place this would have meant that application 2017/2039 could not be implemented in accordance with the plans or vice versa. As we are now considering the variation to the condition to allow 4 parking spaces, we feel that 4 spaces are not enough to serve the HMO, in addition to this there are concerns about the safety of vehicles exiting the site and it has not been demonstrated that vehicles can turn around to exit the site safely. However, we fully support the HMO and would not want to lose this as a valuable resource and would hope that if Mendip are minded to refuse the application a solution could be found. One suggestion is that the garage to the new dwelling is relocated within the plot, allowing addition parking spaces for the HMO at the rear as shown on application 2017/2039/FUL
448	<a href="#">2020/2413/HSE</a>	50 Wynford Road Frome	Frome Berkley Down	Mr A Cox	Erection of two storey side extension and installation of new conservatory roof	Callam Pearce	Householder Application	No objection
449	<a href="#">2020/2403/HSE</a>	7 West End Frome	Frome Market	Raimes	Erection of a single storey side extension	Charlotte Rogers	Householder Application	No Objection

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450	<a href="#">2020/2495/TCA</a>	Fromefield House Fromefield Frome	Frome College	Mr Daniel Reed	T1,2,3 - Yew trees remove to ground level.	Bo Walsh	Works/Felling Trees in a CA	Objection - We would prefer that the wall is replaced rather than felling the trees and cannot see any justification for felling T3 and pruning should be considered to deal with the dieback instead of felling
451	<a href="#">2020/2486/HSE</a>	15 Vicarage Street Frome	Frome Market	Mr G Wilson	Renovation and minor alterations to a curtilage listed rear annexe structure	Felix Charteris	Householder Application	No objection
452	<a href="#">2020/2487/LBC</a>	15 Vicarage Street Frome	Frome Market	Mr G Wilson	Refurbishment of an existing bathroom and provision of a new en suite shower room within the Listed house. Renovation and minor alterations to a curtilage listed rear annexe structure	Felix Charteris	Listed Building Consent	No objection
453	<a href="#">2020/2485/HSE</a>	23 Rossiters Hill Frome	Frome Keyford	Justin Painter	Erection of single storey detached garage.	Josh Cawsey	Householder Application	Objection - We are concerned about the impact of the garage will have on visibility when exiting the access drive in this location together with the impact the garage will have on the street scene. There is also a question about the ownership of the land, and we would want to ensure that the correct ownership notices have been completed and the relevant notices serves if required.
454	<a href="#">2020/2577/TCA</a>	29 Nunney Road Frome	Frome Oakfield	E Hudson	T1 - Willow - Pollard x 1.5-2m	Bo Walsh	Works/Felling Trees in a CA	No objection
455	<a href="#">2020/2345/FUL</a>	37 Lower Keyford Frome	Frome Keyford	Mrs Emma Todd	Replace external wooden French doors for glazed wooden French doors	Josh Cawsey	Full Application	No objection

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456	<a href="#">2020/2605/TCA</a>	2 Portway Frome	Frome Keyford	Lewis	T1 - Self sown Sycamore Tree growing out of wal - Fell. T2 - Ash Tree - Fell.	Bo Walsh	Works/Felling Trees in a CA	No objection
457	<a href="#">2020/2526/LBC</a>	36 Innox Hill Frome	Frome Market	Mr Tom Downes	Move gas supply from existing position to outhouse. Installation of heating system (boilers and unvented hot water cylinder in outhouse), to include 2 x vertical flue pipes out through outhouse roof	Jayne Boldy	Listed Building Consent	No objection
458	<a href="#">2020/2660/HSE</a>	2 Portland Road Frome	Frome Oakfield	Mr George Pitts	Conversion of attic to create additional bedroom with a new dormer window and balcony.	Josh Cawsey	Householder Application	No objection in principle, but would want the neighbours concerns about potential overlooking taken into account
459	<a href="#">2020/2522/HSE</a>	Monks Farm 47 Lower Keyford Frome	Frome Keyford	Max and Charlotte Weiland	Reconfiguration of extensions to create a kitchen and minor internal alterations	Josh Cawsey	Householder Application	No objection in principle but would prefer that the extension is distinguished from the original house
460	<a href="#">2020/2523/LBC</a>	Monks Farm 47 Lower Keyford Frome	Frome Keyford	Max and Charlotte Weiland	Reconfiguration of extensions to create a kitchen and minor internal alterations	Josh Cawsey	Listed Building Consent	No objection in principle but would prefer that the extension is distinguished from the original house
461	<a href="#">2020/2535/TPO</a>	62 Oakfield Road Frome	Frome Oakfield	Ms Krysia Couldrey	Sycamore (T1) - reduction of 2m all over, Spruce and Cypress (G2) - fell, Ash (T3) - prune by 1m all over. TPO A1 M1295	Bo Walsh	Works/Felling of TPO Trees	Objection - the felling of the Cypress and spruce should not be as a result of protecting the Ash which may have to be felled in the future due to dieback