

Agenda item 8

For information – Update on Planning consultations and responses

Author: Jane Llewellyn, Planning and Development Manager

Summary

The purpose of this update is to ensure that Cllrs who are not on the Planning Advisory Group are aware of the more significant planning applications that have been considered.

This report summarises the responses sent on those applications from December 2019 to January 2020. In total 43 applications have been considered.

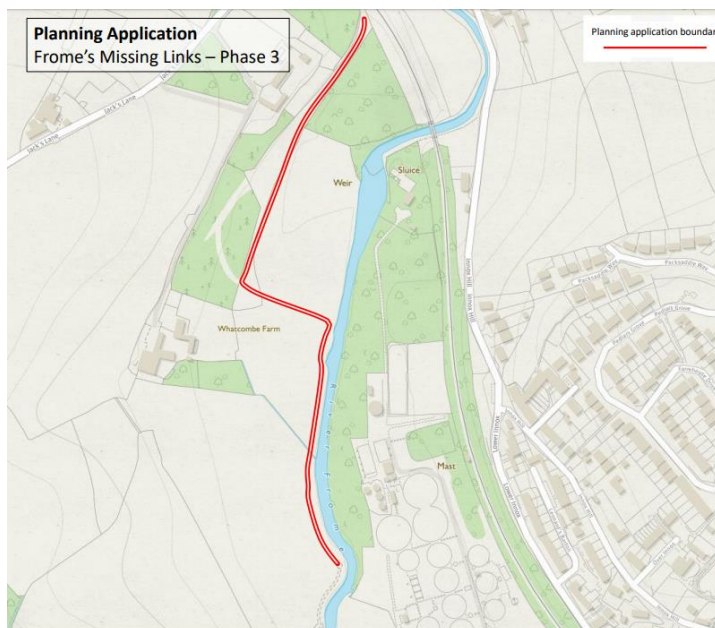
If you have any questions or would like more detailed information on any of the applications, please contact Jane Llewellyn in advance of the meeting.

1. Reference No: 2019/2909/FUL

Location: Land East of Whatcombe Farm Cottage Jacks Lane Spring Gardens Frome Somerset

Description: Proposed extension to multi-user path

Applicants: Frome Town Council – on behalf of Sustrans



This application is for a further section of path (Phase 3) which will add to the previously constructed path (Phase 1) adjacent to the River Frome. Ultimately it will form part of the National Cycle Network (NCN 24) linking Frome to Radstock and beyond via traffic free paths.

As the applicants, our response was to fully support the application.

2. Reference No: 2019/3018 FUL

Location: Land at Green Lane, Frome

Description: Erection of dwelling

Applicants: Aster Group



This application involves the demolition of an existing garage block of 7 garages which are owned by the Aster Group.

This is a revised application, with the layout of the proposed dwelling revised from the original. We objected to the original application and the revision does not deal with our previous objections, so we have objected on the following grounds:

- The proposed dwelling is poor in design with a lack of external space and will have an adverse impact on the character of the area, particularly the wall to Ecos Court.
- The loss of the garages will cause further on street parking issues in the area.
- The wall of Ecos Court also blocks any visibility to the north for vehicles exiting the proposed dwelling.

- It is not clear how this proposal impacts on the access to the footpath and the area of green space to the rear

3. Reference No: 2019/1323 FUL

Location: T H White Vallis Road Frome

Description: Raise existing levels and contours of disused ground to form a new parking area.

Applicants: Sherborne Holdings Ltd



This application is to create a parking area and vehicle trailer park for Sydenham’s Builders Merchants, on the area of land outlined in red on the above plan.

We have objected to this application; the reasons are summarised below–

- The use of this site as a parking area for HGVs and trailers is not compatible with the consent for a residential development on the adjoining site
- There are no details of the proposed visibility splay
- This is a very dangerous exit onto Vallis Road and the current access is not suitable

4. Reference No: 2019/3076

Location: Land South of The Mount Frome

Description: Full planning permission for residential development together with associated infrastructure including landscaping, open space, drainage and highway access and parking.

Applicants: Barratt David Wilson Homes



This application is for the site outlined in red on the above plan, for the erection of 124 dwellings. It forms part of the proposed Local Plan allocation site FR3a that requires a Masterplan for the wider allocation site, including FR7.

We have objected to this application; the reasons are summarised below:

- Insufficient Masterplan
- Access arrangements are not acceptable, suggested an alternative access through the provision of a roundabout off the B3092
- Inadequate transport assessment and travel plan measures
- Poor layout
- Inadequate landscape assessment and sustainability measures
- Inappropriate materials and finishes