

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

Date: 05 January 2022

Time: 7.00pm

Venue: Zoom

Present:

Frome Town Planning Committee Councillors (via Zoom): Cllr Steve Tanner, Cllr Rich Ackroyd, Cllr Mark Dorrington, Cllr Sheila Gore, Cllr John Nelson, Cllr Lizzie Boyle, Cllr Paul Horton

In attendance:

Members of the public (via Zoom): 4

Mendip District Councillors (via Zoom): Adam Boyden, Shane Collins, John Clarke, Michael Dunk and Helen Kay

Somerset County Councillors: John Clarke and Martin Dimery

Frome Town Council Staff

Jane Llewellyn, Planning and Development Manager

Hannah Paniccia, Assistant Finance Officer

Peter Wheelhouse, Economic Development & Regeneration Manager

In light of the Government's most up to date guidance and rising Covid numbers, Frome Town Council have agreed that this meeting should not meet physically but be replaced by an informal meeting of the Planning Committee. The informal meeting of the Planning Committee will be held completely virtually.

Virtual meetings cannot make formal decisions. Instead, the informal meeting will act as a consultative meeting, making recommendations on each of the applications put before them, and myself as the Chair of the Planning Committee in consultation with Jane the Planning Manager, will be asked to decide on the applications in line with the committee's recommendations using our emergency delegation. This arrangement is in accordance with the Council's Standing Orders. This means the formal meeting of the Planning Committee is cancelled and replaced with this informal meeting of the planning committee.

The meeting will take place over two days given the large number of applications on the agenda. This is the first and the second meeting will begin at 7.00pm on 6th January 2022.

Table 1 – Agenda items

Minute Ref	Agenda Item	Action
2021/039P	<p>1 QUESTIONS, COMMENTS AND INFORMATION</p> <p>Cllr Paul Horton asked a question, on behalf of a resident concerning Goodridge Grove development and if they are repairing the footpath on which lorries have been traveling on, which has caused damages. Jane Llewellyn replied stating that she imagines the developers would be liable, she will look into it and contact Highways.</p>	
2021/040P	<p>2 DECLARATION OF MEMBERS' INTERESTS AND TO AGREE THE MINUTES OF THE PREVIOUS MEETING</p> <p>APOLOGIES FOR ABSENCE</p> <p>Please note that as this is an informal meeting, apologies from Councillors will not be recorded.</p> <p>DECLARATION OF MEMBERS INTERESTS</p> <p>None</p>	

Minute Ref	Agenda Item	Action
2021/041P	<p>3 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED – APENDIX 1 Please see all responses in the table below, this section of the minutes records which applications were discussed at the meeting.</p> <p>ID 740 ID 741 ID 743 ID 744 ID 745 ID 748 ID 750 ID 751 ID 753</p> <p>Please note that this meeting is an informal meeting therefore as per Frome Town Council's Standing Orders the authority is delegated to Jane Lewellyn in conjunction with Steve Tanner, as Chair to make decisions.</p>	
2021/042P	<p>4 DATE OF NEXT MEETING The next meeting will be on 06 January 2022 – 7pm</p>	

The Chair closed the meeting at 8:57pm

Table 2 - Appendix 1 - Major Planning applications received

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Meeting date	FTC Comments
740	2021/2373/OTA	Saxonvale Frome	Frome Market	Mayday Saxonvale Development Ltd	Application for outline planning permission with all matters reserved for a mixed use regeneration proposal including; upto 182 dwellings (use class C3), a hotel (use class C1), commercial and community provision (use classes E, F1 and F2), primary school (use class F1), an outdoor lido (use class F2), public open space/parkland and associated infrastructure	Outline - All Matters Reserved	Simon Trafford	05/01/2022	See separate response below table of comments
741	2021/2700/OTA	24 St Johns Road Frome	Frome Berkley Down	Mr J Gjabri	Application for Outline Planning Permission with all matters reserved for erection of 1no. detached dwellinghouse	Outline – All Matters Reserved	Carlton Langford	05/01/2022	Objection – This is an over development of the site and we would be concerned about the ability to provide sufficient parking in this already congested area. A smaller dwelling would be more appropriate.
742	2021/2717/HSE	32 Beechwood Avenue Frome	Frome Berkley Down	Mr & Mrs A Jukes	Erection of single storey rear extension	Householder Application	Josh Cawsey	05/01/2022	No objection

743	2021/2721/FUL	Unit G1 Frome Business Park Manor Road Frome	Fropme Keyford	Mr David Nicholson	Erection of a new building as expansion of existing business space on site for office; research and development; and light industrial use (Use Class E(g))	Full Application	Anna Clark	05/01/2022	We fully support the provision of additional employment space, but are concerned about the potential overlooking and noise impacts for the bungalows on Little Keyford Lane
744	2021/2726/LBC	The Iron Gates 9 King Street Frome	Frome Market	Mr Alfred Lay	Internal alterations and installation of a ramp to the front door	Listed Building Consent	Jayne Boldy	05/01/2022	No objection in principle, but we would prefer to see the railings removed from the ramp and would want to ensure that the proposed decking is not detrimental to the protected tree.
745	2021/2680/FUL	Greenhill Grange Catherston Close Frome	Frome Park	Mr Steve Twohig	Removal of existing storage building, extension of existing care home for office space, storage, and extension to living area and bedrooms, and the erection of single storey wellness room, bin store, and storage building	Full Application	Carlton Langford	05/01/2022	No objection to the proposals but would prefer to see the retention of a small area of greenspace to the front of the building
746	2021/2746/HSE	36 Westfield Road Frome	Frome Park	Mr James Olley	Erection of single storey rear extension	Householder Application	Charlotte Rogers	05/01/2022	No objection
747	2021/2748/HSE	6 Lewis Crescent Frome	Frome Market	Mr & Mrs A Hutton	Erection of first floor side extension	Householder Application	Charlotte Rogers	05/01/2022	No objection

748	2021/2734/LBC	The Court House Kingsway Frome	Frome Market	Pang Properties Limited	Alteration and conversion retaining existing ground floor uses & 1 existing flat and forming 5 new flats (re- submission of 2016/2073/LBC)	Listed Building Consent	Jayne Boldy	05/01/2022	No objection
749	2021/2732/FUL	Montessori Nursery 9 Palmer Street Frome	Frome Market	Mr A Pang	Attic conversion forming additional classroom	Full Application	Andy Amery	05/01/2022	No objection
750	2021/2757/FUL	20 Robins Lane Frome	Frome Oakfield	Mr P Hayward	Erection of 3 bedroom house with workshop & dropped kerb	Full Application	Lorna Elstob	05/01/2022	No objection – But would prefer to see the telegraph pole relocated to allow for a better parking arrangement
751	2021/2520/HSE	42 Nunney Road Frome	Frome Oakfield	Mr Marcus Squires	Erection of a 1.8m high close boarded fence and gates behind existing stone boundary wall (Retrospective) Revised drawings	Householder Application	Josh Cawsey	05/01/2022	No objection to the revised plans
752	2021/2782/HSE	3 Cherry Grove Frome	Frome Park	vicki 5arley love	Demolish, rebuild and extend existing single storey side extension	Householder Application	Charlotte Rogers	05/01/2022	No objection
753	2021/2667/HSE	31 The Old Nurseries Frome	Frome Oakfield	Mr J Molloy	Erection of two storey side extension	Householder Application	Josh Cawsey	05/01/2022	Objection – the extension will have a harmful impact on the amenity of 1a Lynfield Road
754	2021/2835/TCA	55 Lower Keyford Frome	Frome Keyford	Mr Tom Thomson	T1 – Silver Birch – Crown reduction of up to 4m & crown lift to 4m	Works/Felling Trees in a CA	Bo Walsh	05/01/2022	No objection

2021/2373/OTA | Application for outline planning permission with all matters reserved for a mixed use regeneration proposal including; upto 182 dwellings (use class C3), a hotel (use class C1), commercial and community provision (use classes E, F1 and F2), primary school (use class F1), an outdoor lido (use class F2), public open space/parkland and associated infrastructure. | Saxonvale Frome

Frome Town Council facilitated a public engagement meeting on 2 December, where representatives of Mayday Saxonvale and the development team presented their proposals. The meeting was attended by 130 people, 30 in person and 100 virtually via zoom. The feedback from that meeting was overwhelming support for the proposals.

At the time of writing 840 comments have been received - Objections: 6 Supporting: 832. This amount of public support is unprecedented in Frome and demonstrates that there is a desire to see community led and non-profit approach to development in Frome.

Frome Town Council fully supports this application based on the information provided for the outline application. There is a lot to be very positive about here and we applaud the effort that has gone into this and the 'no profit' aims for the development. It's refreshing and rewarding to see a scheme that prioritises low density and affordable housing, workspaces for small to medium businesses, community areas and facilities, green spaces, the inclusion of a school land the social housing/tiny homes.

We fully support the amount of employment space proposed. This would contribute to meeting the clearly identified need to accommodate the expansion of existing Frome-based businesses, as well as providing floorspace for new start-ups. Given the town's long-standing employment deficit, job creation is a priority. The town centre is the best destination for an increased working population to build their businesses and reinforce the existing retail and hospitality economy.

We also fully support and applaud the economic manifesto, which lays down some principles by which the development will proceed and underpins their proposals.

In summary, those principles include:

- Enabling residents to find what they need for daily living on their doorstep
- Supporting local purchasing
- Providing security of tenure to enable enterprises and other occupiers to grow
- Providing space for innovation
- Promoting a circular economy

- Promoting fairness and inclusivity including community ownership of assets

All of which are designed to secure economic, social and environmental resilience. Many of these principles chime with those in FTC's strategy published in 2019 including our commitment to creating:

- A positive and inclusive town where no-one gets left behind
- A thriving and resilient community and local economy
- A town that actively encourages local people to participate in and feel ownership over ideas, spaces and assets
- A town which embraces innovation

The provisional amount of 182 housing units is below the minimum of 250 units set out in Policy FR1 of Local Plan Part 2. In our view this is fully justified to prioritise commercial and community uses in the town centre location. It also sets aside land for the proposed relocation of St Johns School to part of the Saxonvale site. We consider it to be a reasonable and sustainable amount of housing within the overall scheme. The vacated school site could then make up the shortfall.

We support the proposed change from two-way to one way on Vicarage Street which is an improvement, we would also welcome the opportunity to enhance pedestrian safety by widening the footpath and the creation of a cycle lane.

We acknowledge that King Street and Church Street are outside the development boundary, but they have been referred to in the assessment of current infrastructure, stating that the footpaths are inadequate. There is an opportunity here to impose further traffic restrictions to make these roads safer for pedestrians.

We would want to see the response from SCC Highways before committing to a view on the traffic impacts of the site, however it is noted that traffic generated by the proposed school does not appear to have been included with the trip calculations. The travel assessment does outline the traffic benefits of moving the school to the new site and reasonably suggests that the impact on the A362 is reduced, but this does need to be demonstrated.

In discussions with the applicants, we have expressed some concern about how the provision of the Lido and open spaces and how they will be managed and maintained. However, this is something that can be discussed further during the reserved matters stage.

We note the proposals for the Western Warehouse and should mention that Frome Town Council are currently looking at alternative community use proposals for this site and would prefer to see the area in front of the Western Warehouse opened up more, by removing the Engineers Proscenium and Drawing Room.

The provision of a bridge across to Willow Vale or other suitable location, that links up with the existing cycle path network and the town centre is an essential part of this development.

Whilst a bridge is mentioned in the S106 Heads of Terms, we would want to see more detail about the feasibility of a bridge at this stage.

