

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

Date: 06 January 2022

Time: 7.00pm

Venue: Zoom

Present:

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

In attendance:

Members of the public (via Zoom): 8

Mendip District Councillors (via Zoom): Helen Kay

Somerset County Councillors: Martin Dimery

Frome Town Council Staff

Jane Llewellyn, Planning and Development Manager

Hannah Paniccia, Assistant Finance Officer

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 second meeting.

Table 1 – Agenda items

Minute Ref	Agenda Item	Action
2021/043P	1 QUESTIONS, COMMENTS AND INFORMATION None	
2021/044P	2 DECLARATION OF MEMBERS' INTERESTS AND TO AGREE THE MINUTES OF THE PREVIOUS MEETING APOLOGIES FOR ABSENCE Please note that as this is an informal meeting, apologies from Councillors will not be recorded. DECLARATION OF MEMBERS INTERESTS None	

Minute Ref	Agenda Item	Action
2021/045P	<p>3 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED – APPENDIX 2</p> <p>Please see all responses in the table below, this section of the minutes records which applications were discussed at the meeting.</p> <p>ID 755 ID 756 ID 757</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 Llewellyn in conjunction with Steve Tanner, as Chair to make decisions.</p>	
2021/046P	<p>4 DATE OF NEXT MEETING</p> <p>The next meeting will be on 27 January 2022 – 7pm</p>	

The Chair closed the meeting at 9.26pm

Table 2 - Appendix 1 - Major Planning applications received

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Meeting date	FTC Comments
755	2019/3076/FUL	Land South Of The Mount Frome	Frome Keyford	BDW Trading Ltd	Full planning permission for residential development together with associated infrastructure including landscaping, open space, drainage and parking. Revised highway access with revised masterplan	Full Application	Anna Penn	06/01/2022	Awaiting further information from applicant
756	2020/0341/OTS	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.	Outline - Some Matters Reserved	Anna Penn	06/01/2022	Awaiting further information from applicant
757	2021/1659/REM	Land North And South Of Sandys Hill Lane Frome	Frome Park	Mr P Roberts	Approval of Reserved Matters (layout, scale, appearance and landscaping) in regards to Outline Planning Permission 2019/1671/OTS for the development of 198 dwellings, parking open space, landscaping and all associated infrastructure	Reserved Matters Application	Simon Trafford	06/01/2022	See below table

ID 757 - 2021/1659/REM | Approval of Reserved Matters (layout, scale, appearance and landscaping) in regard to Outline Planning Permission 2019/1671/OTS for the development of 198 dwellings, parking open space, landscaping and all associated infrastructure. Land North and South Of Sandys Hill Lane Frome

We welcome the changes to the house design, layout and materials which are a significant improvement on the previous plans.

We also welcome the improvement in the sustainability measures but were concerned to hear that Air Source Heat Pumps may not be able to be installed because of grid capacity. One solution would be to install solar as standard rather than at the point of sale, reducing the reliance on grid capacity.

We have no objection in principle to the revised plans however to fully support the application we would want to see the following issues addressed.

There needs to be improved cycle and pedestrian connectivity between the North and South of the site. The path from the southern site onto Little Keyford Lane, should be at the least 3m wide to allow a shared pedestrian and cycle path, with a proper cycle link onto Little Keyford Lane. We need to ensure that there are suitable opportunities for cyclists and pedestrians to encourage them to walk or cycle, rather than using their cars.

Concern was raised over the clustering of affordable housing in the least desirable location, adjoining the employment area. We would prefer to see the affordable housing interspersed throughout the site.

We also reiterate the comments of the Civic Society regarding the commercial element –

We still consider it unfortunate that reserved matters have not been brought forward for the commercial element of 2019/1671/OTS, so it is not possible to determine in detail how the residential and employment land will relate to each other. The applicant has stated that the frontage of properties facing the employment land will be at least 19m from the boundary of the employment area (to include a 7m wide planted buffer defined on the outer edge by a substantial established hedgerow). They have also stated that the commercial buildings “are likely to be a minimum of 30 metres from the properties fronting the boundary”, i.e. 10m from the boundary between the residential and commercial elements of the scheme. These distances should be conditioned as minima.

There is a missed opportunity to provide community areas within the existing open spaces. We would like to see some space given over to community use, to enable residents to grow their own produce, meet up and hold community events.