

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

Date: 09 December 2021

Time: 7.00pm

Venue: Council Chamber, Frome Town Hall, Christchurch St West, Frome, BA11 1EB. This meeting was also accessible online via Zoom.

Present:

Frome Town Planning Committee Councillors (in person): Paul Horton (Deputy Chair) and Steve Tanner (Chair)

Frome Town Planning Committee Councillors (via Zoom): Rich Ackroyd, Lizzie Boyle, Sheila Gore

In attendance:

Members of the public (in person): 4

Members of the public (via Zoom): 2

Mendip District Councillors (via Zoom): Helen Kay

Frome Town Council Staff

Jane Llewellyn, Planning and Development Manager

Hannah Paniccia, Assistant Finance Officer

Please note that this meeting was not quorate 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. The minutes on 18 November 2021 and the apologies for 09 December 2021 will be deferred to the next meeting.

Table 1 – Agenda items

Minute Ref	Agenda Item	Action
2021/035P	<p>1 QUESTIONS, COMMENTS AND INFORMATION</p> <p>None</p>	
2021/036P	<p>2 DECLARATION OF MEMBERS' INTERESTS AND TO AGREE THE MINUTES OF THE PREVIOUS MEETING</p> <p>APOLOGIES FOR ABSENCE</p> <p>Cllr Rich Ackroyd Cllr Lizzie Boyle Cllr Mark Dorrington Cllr Sheila Gore Cllr John Nelson</p> <p>Please note that the vote to accept these apologies will be deferred to the next meeting as this meeting was not quorate.</p> <p>DECLARATION OF MEMBERS INTERESTS</p> <p>ID 714 – all Councillors declared an interest in this application as Cllr Rich Ackroyd is the applicant</p> <p>MINUTES</p> <p>Please note that the vote on the minutes of the Planning Advisory Group meeting held on 18 November 2021 will be deferred to the next meeting as this meeting was not quorate.</p>	

Minute Ref	Agenda Item	Action
2021/037P	<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 712 ID 719 ID 720 ID 722 ID 723 ID 727 ID 735 ID 739</p> <p>Please note that this meeting was not quorate 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>	
2021/038P	<p>4 DATE OF NEXT MEETING The next meeting will be in January 2022 – date to be confirmed.</p>	

The Chair closed the meeting at 8:43pm

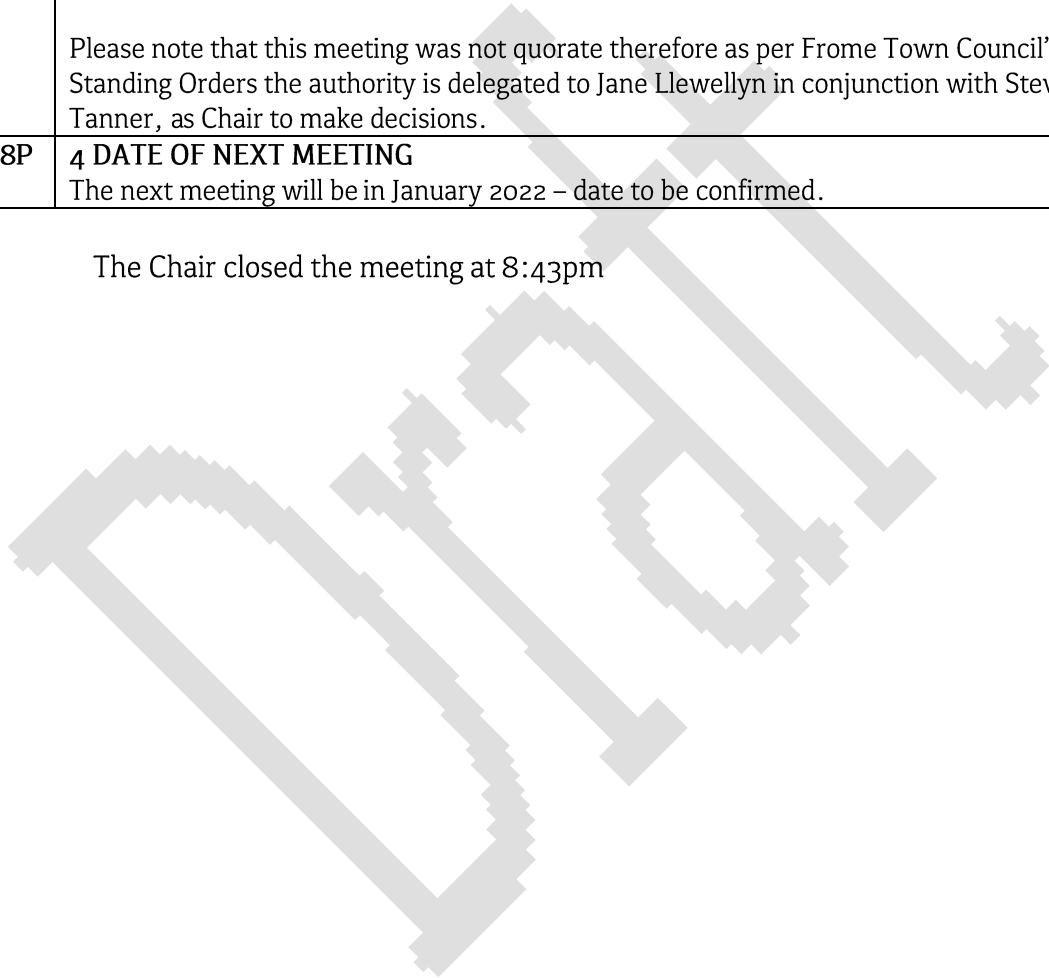


Table 2 - Appendix 1 - Major Planning applications received

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Meeting date	FTC Comments
712	2021/1642/FUL	Land At 377314 147167 Cherry Grove Frome	Frome Keyford	Stonewater Ltd	Erection of 24 No. passive house dwellings with associated parking and landscaping along with re-arrangement of parking provision for Cherry Trees.	Full Application	Nikki White	09/12/2021	Deferred for comment - awaiting further information
713	2021/2411/HSE	85 Marston Lane Frome	Frome Park	K. Elliott & A. Priddle	Outbuilding conversion to bedroom with accessible shower room in part of adjacent garage and covered link to house	Householder Application	Charlotte Rogers	09/12/2021	No objection
714	2021/2366/HSE	Riverlea Warminster Road Frome	Frome Keyford	R & J Ackroyd	Demolition of conservatory, replaced by erection of single story rear extension and loft conversion	Householder Application	Josh Cawsey	09/12/2021	No objection
715	2021/2456/LBC	15 Catherine Street Frome	Frome Market	Mr P Payne	Consented Bathroom with 'lead finished' 'flat roof' of lower pitch (amendments to approved 2019/1654/HSE and 2019/1656/LBC)	Listed Building Consent	Josh Cawsey	09/12/2021	No objection
716	2021/2385/HSE	15 Catherine Street Frome	Frome Market	Mr P Payne	Consented Bathroom with 'lead finished' 'flat roof' of lower pitch (amendments to approved 2019/1654/HSE and 2019/1656/LBC)	Householder Application	Josh Cawsey	09/12/2021	No objection
717	2021/2542/LBC	Land To The Rear Of 3 Gentle Street Frome	Frome Market	L Green	Works in association with conversion of existing garage building to form B1 office.	Listed Building Consent	Carlton Langford	09/12/2021	No objection

718	2021/2541/FUL	Land To The Rear Of 3 Gentle Street Frome	Frome Market	L Green	Conversion of existing garage building to form B1 office	Full Application	Carlton Langford	09/12/2021	No objection
719	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)	Householder Application	Josh Cawsey	09/12/2021	Objection - The fence has a negative impact on the conservation area, however we support the suggestion of the Civic Society that it could be set back a little to allow a margin for planting a hedge as long as this does not impact on the visibility splay of the neighbouring property.
720	2021/2328/HSE	6 The Cedars Frome	Frome Berkley Down	Ruberry- Shoemack	Demolition of garage, erection of a two-storey side extension and removal of boundary wall to facilitate vehicle parking (Floor plans added)	Householder Application	jennifer Alvis	09/12/2021	Objection - The proposed parking is not sufficient, the layout shown for the parking of 3 cars would require vehicles to reverse out into the road. There will be overlooking of the neighbouring properties, the bulk of the extension will have a negative impact on the amenity of the area. This is an

									overdevelopment of the site.
721	2021/2554/HSE	2 Long Ground Frome	Frome Keyford	Mr Adam Sloper Svanevik	Demolish front extension & erection of single storey front extension	Householder Application	Charlotte Rogers	09/12/2021	No objection, but would like to see an improvement in the thermal efficiency of the building
722	2021/2393/TCA	6 Willow Vale Frome	Frome Market	Mr Hedges	T1 Cherry - Fell. T2 Sycamore- Reduce by 3m. T3 Goat Willow - Fell	Works/Felling Trees in a CA	Bo Walsh	09/12/2021	Objection - No reasons are given to justify felling. The trees should be assessed to see if a TPO is required.
723	2021/2569/FUL	Vallis House 57 Vallis Road Frome	Frome Oakfield	Mr Neil Irwin	Conversion and change of use of part of the existing building, namely the lower-level area comprising eight under-croft parking spaces to form three self-contained flats as part of the conversion of the remainder of the building (Class C3), as approved by Council on 24th September 2021 under Mendip ref. 2021/1757/PAO	Full Application	Carlton Langford	09/12/2021	Objection - The under croft parking area should be retained and used to provide further outdoor amenity for the consented flats under 2021/1757/PAO. This application would result in an overdevelopment of the site
724	2021/2575/HSE	34 Marleys Way Frome	Frome Oakfield	Mr & Mrs Phillips	Erection of single storey rear conservatory	Householder Application	Josh Cawsey	09/12/2021	No objection
725	2021/2510/HSE	13 Redland Terrace Frome	Frome Keyford	Simon Chester & Georgina West	Erection of front and rear extensions	Householder Application	Josh Cawsey	09/12/2021	No objection

726	2021/2563/FUL	35 Cranmore View Frome	Frome Park	Mrs Emma Marshall	Erection of single storey side extension	Full Application	Charlotte Rogers	09/12/2021	No objection
727	2021/2594/TCA	20 Trinity Street Frome	Frome Market	Mr Tim Hill	T1 - Silver Birch, fell then replaced with a more suitable tree	Works/Felling Trees in a CA	Bo Walsh	09/12/2021	Objection - Root barriers should be considered before felling
728	2021/2073/LBC	12 Keyford Terrace Frome	Frome Keyford	A Crooke And R Turner	Internal alterations to include door added to hallway on ground floor, removal of 2 bathrooms and installation of new bathroom on first floor, moving of door into bedroom and creation of ensuite and wardrobe on second floor, installation of 2No. skylights in rear extension.	Listed Building Consent	Jayne Boldy	09/12/2021	No objection
729	2021/2271/LBC	Rise Whittox Lane Frome	Frome Market	Mr E and Mrs I Roberts	Proposed array of PV panels mounted over the existing slate roof	Listed Building Consent	Kelly Pritchard	09/12/2021	No objection
730	2021/2270/FUL	Rise Whittox Lane Frome	Frome Market	Mr E and Mrs I Roberts	Proposed array of PV panels mounted over the existing slate roof	Full Application	Kelly Pritchard	09/12/2021	No objection
731	2021/2589/HSE	4 Gentle Street Frome	Frome Market	Mr and Mrs Jones	Erection of single storey rear extension and reconfiguration of internal spaces.	Householder Application	Josh Cawsey	09/12/2021	No objection
732	2021/2590/LBC	4 Gentle Street Frome	Frome Market	Mr and Mrs Jones	Erection of single storey rear extension and reconfiguration of internal spaces	Listed Building Consent	Josh Cawsey	09/12/2021	No objection

733	2021/2574/ADV	B&Q Station Approach Frome	Frome Keyford	Amis	Installation of 3no. illuminated, 4no. non-illuminated signs & door vinyls	Application to Display Adverts	Charlotte Rogers	09/12/2021	Objection - The two illuminated signs facing the properties on Portway and facing into Station Approach, will have a detrimental impact on the amenity of the area as they are too big. The Portway sign directly faces residential properties. The illumination should be conditioned so that the signs are not illuminated between the hours of 8.00pm - 8.00am
734	2021/2414/TCA	Smiths Orchard Orchard Street Frome	Frome Market	S Thomson	T1 (Yew) - Prune by 2-3m height and 2m radius.	Works/Felling Trees in a CA	Bo Walsh	09/12/2021	No objection
735	2021/2607/CLE	North Hill House Fromefield Frome	Frome College	Priory Education Services Ltd	Application for a certificate of lawful existing development for Use of the land identified on drawing ref: 96127/Plan 2 for formal play purposes	Certificate of Use Existing	Charlotte Rogers	09/12/2021	Objection - The 10 year continuous use has been challenged by neighbours who will also be providing a sworn statement stating that the area has not been used for formal play purposes for 10 years. For the avoidance of doubt, further evidence

									should be provided. Either in the form of photographs or play equipment maintenance records and purchase orders.
736	2021/2610/HSE	23 Stourton View Frome	Frome Park	Mr Anthony Sprules	Erection of 2 storey side extension and single storey rear extension	Householder Application	Josh Cawsey	09/12/2021	No objection
737	2021/2645/TCA	Garden House 30 Fromefield Frome	Frome College	Mrs Strickland	T1 - Elder - Fell. T2 - Hawthorn - Fel. T3 - Staghorn - Fell. T4-T5 - Leylandii Cypress - Fell. T6 - Yew - Reduce by 3m.	Works/Felling Trees in a CA	Bo Walsh	09/12/2021	Objection - no justifiable reason for felling have been given. The trees should be assessed to see if a TPO is required.
738	2021/2450/LBC	3 Trinity Street Frome	Frome Market	Mr H Phillis	Replace existing single glazed rear windows with timber framed double-glazed units	Listed Building Consent	Jayne Boldy	09/12/2021	No objection
739	2021/2631/HSE	Knoll House Whitemill Lane Frome	Frome Park	Mr Stewart Herridge	Erection of wooden summerhouse / storage shed	Householder Application	Josh Cawsey	09/12/2021	Objection - The plans provided are inadequate and it is not possible to assess whether there will be any impact to the main dwelling