

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

Date: 10 March 2022

Time: 7.00pm

Venue: Council Chamber, Frome Town Hall, Christchurch St West, Frome BA11 1EB & Zoom

Present:

Frome Town Planning Committee Councillors (in person): Cllr Rich Ackroyd, Cllr Mark Dorrington, Cllr Paul Horton, Cllr Shelia Gore, Cllr Steve Tanner

Frome Town Planning Committee Councillors (via Zoom): Cllr John Nelson

In attendance:

Members of the public: 1

Presenters: 2

Mendip District Councillors (via Zoom): Helen Kay

Frome Town Council Staff:

Jane Llewellyn, Planning and Development Manager

Hannah Paniccia, Assistant Finance Officer

Alexander Lyons, Business Administration Apprentice

Table 1 – Agenda items

Minute Ref	Agenda Item	Action
2021/060P	1 QUESTIONS, COMMENTS, AND INFORMATION FROM THE PUBLIC None.	
2021/061P	2 APOLOGIES FOR ABSENCE Cllr Rich Akroyd – arrived 7.04pm Cllr Lizzie Boyle Cllr John Nelson Proposed by Cllr Mark Dorrington, seconded by Cllr Paul Horton, agreed unanimously.	
2021/062P	3 DECLARATION OF MEMBERS INTERESTS Cllr Mark Dorrington declared interests in ID 793 & 794, applicant is a friend and business partner of Cllr Mark Dorrington's wife. Cllr Rich Ackroyd declared interest in ID 793 & 794 applicant is a friend.	
2021/063P	4 AGREE THE MINUTES OF THE PREVIOUS MEETING HELD 17 FEBRUARY 2022 The minutes of the Planning Committee meeting held on 17 February 2022 were agreed and signed by the chair. Proposed by Cllr Paul Horton, seconded by Cllr Mark Dorrington, agreed by majority. Please note Sheila was not at the previous meeting so did not vote on the minutes.	

Minute Ref	Agenda Item	Action
2021/064P	<p>5 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED – APPENDIX 1</p> <p>Please see all response in the table below, this section of the minutes records which applications were discussed at the meeting.</p> <p>ID 791 – Proposed by Cllr Rich Ackroyd, seconded by Cllr Steve Tanner, agreed unanimously.</p> <p>ID 793 & 794 – Proposed by Cllr Shelia Gore, seconded by Cllr Paul Horton, agreed majority. Please note Cllr Rich Ackroyd and Cllr Mark Dorrington did not vote due to their declarations of interests.</p> <p>ID 795 – Proposed by Cllr Mark Dorrington, seconded by Cllr Rich Akroyd, agreed unanimously.</p> <p>ID 797 – Proposed by Cllr Rich Akroyd, seconded by Cllr Shelia Gore, agreed unanimously.</p> <p>ID 798 & 799 – Proposed by Cllr Paul Horton, seconded by Cllr Shelia Gore, agreed unanimously.</p> <p>It was agreed that the responses for all the remaining applications in Appendix 1 would be to be no objections. Proposed by Cllr Rich Akroyd, seconded by Cllr Paul Horton, agreed unanimously.</p>	
2020/081P	<p>6 DATE OF NEXT MEETING</p> <p>The next meeting will be at 7pm on 31 March 2022.</p>	

The Chair closed the meeting at 8:27pm

Table 2 - Appendix 1 - Major Planning applications received

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
791	2021/1642/FUL	Land at 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	No objection - we commend the applicant/agent for the changes that have been made. We would also ask that water harvesting and the provision of allotments within the open space are explored
792	2022/0225/HSE	84A Selwood Road Frome	Frome Market	Mr S Sherrin	Erection of a rear single storey extension with mono-pitch roofs	Householder Application	Jennifer Alvis	No objection
793	2022/0237/LBC	7 Wallbridge Frome	Frome Keyford	Mr. Robin Hill	Erection of double garage	Listed Building Consent	Jayne Boldy	No objection in principle. A better street elevation should be provided as it is currently not clear how this look from the street. The Tree Officer should be consulted to ensure that there will be no impact on the Yew tree
794	2022/0236/HSE	7 Wallbridge Frome	Frome Keyford	Mr. Robin Hill	Erection of double garage	Householder Application	Jayne Boldy	No objection in principle. A better street elevation should be provided as it is currently not clear how this look from the street. The Tree Officer should be consulted to ensure that there will be no impact on the Yew tree
795	2022/0226/HSE -	42 Nunney Road Frome	Frome Oakfield	Mr M Squires	Erection of a 1.8m high close boarded fence and gates behind existing stone boundary wall (Retrospective)	Householder Application	Josh Cawsey	No objection

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
796	2022/0241/HSE	55 Green Lane Frome	Frome Park	Mr N Kitchener	Demolition of existing rear extension and replaced with rear and side extension	Householder Application	Jennifer Alvis	No objection
797	2022/0219/FUL	Land Adjacent To 10 Stonewall Terrace Frome	Frome Keyford	Mr Z Stanisha	Erection of 1no two- bedroom dwellinghouse	Full Application	Lorna Elstob	Objection - We have concerns about the small size of this dwelling, a one-bedroom dwelling or a two-storey extension might be more appropriate. No details of parking have been provided. If approved, a construction management plan needs to be in place to ensure residents are not impacted
798	2022/0235/LBC	16 Cheap Street Frome	Frome Market	Mr and Mrs Simon & Sheena Powell	Alteration works to internal layout. Change of shop frontage design. Change of use at first and second floor levels.	Listed Building Consent	Josh Cawsey	No objection in principle, but we do have concerns about the proposed window glazing. We appreciate the intention to make the frontage historically correct, however none of the other shopfronts currently have or have had for some period of time this type of glazing, which we feel will now look out of place. There is no need to turn the clock back and lose the period of more recent history. We do support the provision of accommodation on the upper floors, however further drawings are required to show the

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								<p>detail of the mezzanine floor, the iron catwalk and associated changes to the sash window and new door and the timber roof lantern. This is a very complex building, and we would like to reserve any further comment until we have seen the Conservation officers' comments.</p>
799	2022/0234/FUL	16 Cheap Street Frome	Frome Market	Mr and Mrs Simon & Sheena Powell	Alteration works to internal layout. Change of shop frontage design. Change of use at first and second floor levels.	Full Application	Josh Cawsey	<p>No objection in principle, but we do have concerns about the proposed window glazing. We appreciate the intention to make the frontage historically correct, however none of the other shopfronts currently have or have had for some period of time this type of glazing, which we feel will now look out of place. There is no need to turn the clock back and loose the period of more recent history. We do support the provision of accommodation on the upper floors, however further drawings are required to show the detail of the mezzanine floor, the iron catwalk and associated changes to the sash window and new door and the timber roof lantern. This is a very complex building, and we would like to</p>

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800	2022/0284/TCA -	4 Fromefield Frome	Frome College	Richard West	Yew (T1) reduction of crown by approx. 20%. Ginko (T2) Reduction of height by approx. 10 feet	Works/Felling Trees in a CA	Bo Walsh	No objection
801	2022/0288/HSE	36 Beechwood Avenue Frome	Frome Berkley Down	Sarah Ratcliffe	Erection of side extension and thermally insulating existing rear extension	Householder Application	Josh Cawsey	No objection
802	2022/0282/HSE -	66 Nightingale Avenue Frome	Frome College	Mr Tony McNicol	Erection of a two-storey rear extension	Householder Application	Josh Cawsey	No objection
803	2022/0340/HSE	70 Rodden Road Frome	Frome Berkley Down	Mr Ben Spicer	Single Storey Rear Extension and Rear Dormer for Loft Conversion	Householder Application	Josh Cawsey	No objection
804	2022/0356/TCA	Shelsey House Welshmill Road Frome	Frome Market	Mr R Perkins	T1 (Hornbeam) - leaning towards the drive T2 (Horse Chestnut) - dying	Works/Felling Trees in a CA	Bo Walsh	No details available online