

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

Date: 15 July 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): Rich Ackroyd, Mark Dorrington, Sheila Gore and Steve Tanner (Chair)

Frome Town Planning Committee Councillors (via Zoom): Lizzie Boyle and Maxine Crawley

In attendance:

Members of the public: 3 (in person) and 5 (via Zoom)

Mendip District Councillors (via Zoom): Michael Dunk and Helen Kay

Frome Town Council Staff

Jane Llewellyn, Planning and Development Manager

Hannah Paniccia, Assistant Finance Officer

Table 1 – Agenda items

Minute Ref	Agenda Item	Action
2021/009P	<p>1 QUESTIONS, COMMENTS AND INFORMATION</p> <p>Cllr Steve Tanner stated hybrid meetings will, technically, be informal because the Government has not brought forward legislation to enable us to continue to operate virtually. But we will run them as if they were formal; they have been advertised and as you can see we still have agendas and reports, discussion and votes, and minutes will be taken. Legally, only the Cllrs present in person will be able to vote which is a bit exclusive and unsatisfactory, so to ensure all Cllrs can vote, at the Council meeting on 14 July we agreed delegate to our Town Clerk, Paul Wynne, to carry out the informal decisions made by Cllrs tonight. Otherwise, we'll be running the meeting in the usual way with everyone chipping in as we go along.</p>	
2021/010P	<p>2 DECLARATION OF MEMBERS' INTERESTS AND TO AGREE THE MINUTES OF THE PREVIOUS MEETING</p> <p>APOLOGIES FOR ABSENCE</p> <p>Cllr Lizzie Boyle – left early (8.00pm)</p> <p>Cllr Paul Horton</p> <p>Cllr John Nelson</p> <p>DECLARATION OF MEMBERS INTERESTS</p> <p>None</p> <p>MINUTES</p> <p>The minutes of the Planning Advisory Group meeting held on 24 June 2021 were agreed and signed by the Chair.</p> <p>Proposed by Cllr Rich Ackroyd, seconded by Cllr Mark Dorrington, agreed unanimously.</p>	
2021/011P	<p>3 TO RATIFY THE OBJECTION LETTER IN RESPONSE TO THE RE-OPENING OF WESTDOWN QUARRY, WHATLEY - APPENDIX 1</p> <p>The deadline for the response for this application fell between the two Planning Committee meetings. To ensure a response was submitted on time, Jane Llewellyn liaised with the members of the Planning Committee to produce a response.</p> <p>The formal response was proposed by Cllr Sheila Gore, seconded by Rich Ackroyd, agreed unanimously.</p> <p>Cllr Rich Ackroyd also wanted to raise that he had made a separate objection on his own behalf.</p>	

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2021/012P	<p>4 PRE-APPLICATION PRESENTATION FROM CURO HOUSING ASSOCIATION, OF RESERVED MATTERS PROPOSALS FOR OUTLINE PLANNING REF. 2019/1671/OTS SANDYS HILL LANE</p> <p>As this was a pre-application no formal response was needed, therefore no vote took place.</p> <p>Jane Llewellyn queried if Curo was building market housing, Peter Roberts confirmed this. Jane also asked how the 30% affordable housing would be located on the site. It was confirmed that it would be distributed throughout the site.</p> <p>Cllr Mark Dorrington asked who will maintain the open space? It will be managed through a management company.</p> <p>MDC Cllr Helen Kay said that she was pleased the farmhouse was being retained and liked the design. She said personally she doesn't feel red brick is appropriate for Frome. Cllr Helen Kay also asked if just the PV panels on the roofs are the 10% improvement on the 2013 sustainable standards or if the 10% also includes Fabric First? Peter Roberts said that the 10% is a combined approach but the majority is from the PV panels.</p> <p>Cllr Lizzie Boyle stated that Frome Town Council, Mendip District Council and Somerset County Council have declared a Climate Emergency. She had looked at Curo's website and couldn't find their sustainability statement. Cllr Lizzie Boyle said that she would like to see Curo do more and encourages them to do more. Peter Roberts said that he completely understands about going greener but what they commit to now doesn't mean they can't do more in the future, but it is a balance on being able to deliver the affordable housing for those in need.</p> <p>Cllr Lizzie Boyle also mentioned that there doesn't seem to be much shared space to encourage the community to come together. Peter Roberts said there are various areas on the master plan which are less formal open spaces. Cllr Lizzie Boyle also asked what all the developers in the area are doing to work together on keeping the bat population in the area. Peter Roberts said that the bat corridors retain bat habitats in the boundaries of the site. There is currently no overarching plan, and this is the only application with outline permission.</p> <p>Cllr Rich Ackroyd added that he is happy the farmhouse is being retained. He was concerned that the play areas were also the attenuation ponds, meaning that the play area wouldn't be able to be played on if it was wet. Curo said that the attenuation ponds are not craters and marshy land they are depressions in the land that will be properly utilised. They are strategically placed with a gradient, meaning they are shallow one side.</p> <p>Cllr Steve Tanner said that it would be good to have a further meeting once the planning application has been submitted to put forward any other thoughts.</p>	

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2021/013P	<p>5 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, and the Cllrs votes for each response.</p> <p>ID 620 - Proposed by Cllr Steve Tanner, seconded by Cllr Rich Ackroyd, agreed unanimously. (Please note Lizzie Boyle left before this vote took place.)</p> <p>ID 623 - Proposed by Cllr Rich Ackroyd, seconded by Cllr Sheila Gore, agreed unanimously. (Please note Lizzie Boyle left before this vote took place.)</p> <p>ID 624 - Proposed by Cllr Mark Dorrington, seconded by Cllr Rich Ackroyd, agreed unanimously. (Please note Lizzie Boyle left before this vote took place.)</p> <p>ID 630 - Proposed by Cllr Steve Tanner, seconded by Cllr Mark Dorrington, agreed unanimously. (Please note Lizzie Boyle left before this vote took place.)</p> <p>It was agreed that the response for all of the other applications listed in appendix 2 would be to be no objections or to incorporate the suggestions Jane sent round to Councillors prior to the meeting. Proposed by Cllr Mark Dorrington, seconded by Sheila Gore, agreed unanimously. (Please note Lizzie Boyle left before this vote took place.)</p>	
2021/014P	<p>6 DATE OF NEXT MEETING</p> <p>The next meeting will be at 7pm on 5 August 2021.</p>	

The Chair closed the meeting at 8.17pm

Table 2 - Appendix 1 - Major Planning applications received

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
619	2021/1411/HSE	48A Bath Road	Frome College	Mr Barkwill	Erection of single storey timber orangery to replace existing conservatory	Householder Application	Charlotte Rogers	No objection
620	2021/1346/FUL	Former Jewsons Unit Station Approach Frome	Frome Keyford	Jake Tubb	Change of Use from Building Merchants (Sui Generis) to Retail (Class E)	Full Application	Callam Pearce	Support this application and welcome the employment opportunities it will bring to the town
621	2021/1211/HSE	7 Lewis Crescent Frome	Frome Market	Amy Yates	Demolish the garage, conservatory & coal shed & erection of single storey rear and side extension	Householder Application	Josh Cawsey	No objection
622	2021/1437/HSE	30 Broadway Frome	Frome Oakfield	Sally & Liz Hunter & Husband	Demolition of attached polycarbonate green house. Erection of single storey extension	Householder Application	Josh Cawsey	No objection
623	2021/1313/HSE	22 Whittox Lane Frome	Frome Market	H Millar	Eco Refurbishment and two storey extension with separate annexe with car port and associated works	Householder Application	Lorna Elstob	No objection in principle subject to the comments from the Conservation Officer. A condition should be imposed, that the annexe should not be sold or let separately unless otherwise agreed by the LPA. We are satisfied that the revisions deal with the reasons for refusal as set out in the design and access statement
624	2021/1308/FUL	157A The Butts Frome	Frome Park	Mr T Ball	Light industrial Premises with Office & Trade Counter to a Paving & Landscaping Display	Full Application	Carlton Langford	Support this application and welcome the employment

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					& Sales Centre with Storage (B8 with Ea)			opportunities it will bring to the town
625	2021/1476/HSE	48 Wynford Road Frome	Frome Berkley Down	Mr Neil Collis	Extension to existing outbuilding to form games room	Householder Application	Josh Cawsey	No objection
626	2021/1469/HSE	13 Westcott Close Frome	Frome Berkley Down	Mr & Mrs Hall	Erection of two storey side extension, single storey rear extension and front porch	Householder Application	Josh Cawsey	No objection subject to there being no overlooking from the proposed master bedroom
627	2021/1152/HSE	8 Charles Road Frome	Frome Keyford	Mr. and Mrs. Kenney	Erection of single storey side extension (amended proposal, revised plans rec'd 28.06.2021)	Householder Application	Josh Cawsey	No objection
628	2021/1471/HSE	4 Portland Road Frome	Frome Oakfield	Mrs Williams	Erection of single storey timber orangery	Householder Application	Charlotte Rogers	No objection
629	2021/1489/HSE	81 The Butts Frome	Frome Park	Mrs Rebecca Dodd	Demolition of conservatory and utility & erection of single storey open plan kitchen/ diner & conversion of an attic room to a master bedroom with ensuite.	Householder Application	Charlotte Rogers	No objection subject to there being no overlooking from the proposed dormer window
630	2021/1495/LBC	20 Bath Street Frome	Frome Market	Ms Amanda Short	Reinstatement of shop front	Listed Building Consent	Jayne Boldy	Fully support this application and will be pleased to see it reinstated
631	2021/1531/HSE	1 Gabriel Close Frome	Frome Berkley Down	Mr M and Mrs H Harding	Proposed rear single storey extension & widening of the driveway.	Householder Application	Josh Cawsey	No objection but would like to see the use of a permeable surface to the driveway
632	2021/1533/TPO	1 Styles Park Frome	Frome Berkley Down	Mr Tim Hill	T1 Horse Chestnut - Crown raise on South/West side by 1m	Works/Felling of TPO Trees	Bo Walsh	No objection