

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

Date: 26 August 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, Paul Horton and Steve Tanner (Chair)

Frome Town Planning Committee Councillors (via Zoom): Lizzie Boyle and John Nelson

In attendance:

Members of the public: 2 (in person) and 2 (via Zoom)

Somerset County Councillors: Linda Oliver

Frome Town Council Staff

Jane Llewellyn, Planning and Development Manager

Hannah Paniccia, Assistant Finance Officer

Table 1 – Agenda items

Minute Ref	Agenda Item	Action
2021/019P	<p>1 QUESTIONS, COMMENTS AND INFORMATION</p> <p>Cllr Steve Tanner mentioned that Cllr Maxine Crawley has decided to stand down from the Planning Committee.</p> <p>Duncan Skene updated the Planning Committee on the three Keyford planning applications (FR3A). It was suggested that interested parties should work together to tell the developers what they would like to see rather than keep objecting to applications. Duncan mentioned that Friends of Little Keyford, the Civic Society, Dragonfly Close residents, Mendip District Councillor Helen Kay have been working together. He hoped that Frome Town Council will come on board to help with encouraging the developers for something different, better and ground-breaking to make something Frome can be proud of. Mendip District Councillor Helen Kay and Pat Smith from the Civic Society have put together a list of top priorities. Duncan said he has been relying on Frome Town Council's sustainability document that Nikki Brain put together and has been in touch with IDDEA to obtain a quote for wholesale packages for 325 homes so he can present this information to the developers. Duncan asked if they can count on Frome Town Council leading the way? Cllr Steve Tanner said he wanted to play an active part but due to personal reason was unfortunately not able to, however going forward he would like to work with the groups and that he doesn't think they should have to work to the developers' deadlines. Councillors took an informal vote and they all agreed with Steve's statement.</p>	
2021/020P	<p>2 DECLARATION OF MEMBERS' INTERESTS AND TO AGREE THE MINUTES OF THE PREVIOUS MEETING</p> <p>APOLOGIES FOR ABSENCE</p> <p>None</p> <p>DECLARATION OF MEMBERS INTERESTS</p> <p>None</p> <p>MINUTES</p> <p>The minutes of the Planning Advisory Group meeting held on 5 August 2021 were agreed and signed by the Chair.</p> <p>Proposed by Cllr Mark Dorrington, seconded by Cllr Sheila Gore, agreed unanimously. Please note Cllr Rich Ackroyd didn't vote as he wasn't present at the previous meeting.</p>	

2021/021P	<p>3 TO CONSIDER A PROPOSAL BY SOMERSET COUNTY COUNCIL FOR THE PROVISION OF HIGHWAY IMPROVEMENTS ON B3090 OLDFORD HILL BETWEEN FROME AND OLDFORD</p> <p>Somerset County Council are investigating the provision of highway improvements on B3090 Oldford Hill between Frome and Oldford, particularly at the junction with Cuckoo Lane and Gypsy Lane. This is as a result of a request from County Councillor Linda Oliver for a Small Improvement Scheme to improve road safety in this area. A set of proposals has been identified to improve road safety, the main features of which are:</p> <ul style="list-style-type: none"> · A new '20 When Lights Show' advisory speed limit for the section of Bath Road outside of Frome Community College; · Extending the existing 30 mph speed limit northwards so that the speed limit change is more visible and so that speeds are reduced on the approach to the junction; · Reducing the speed limit to 40 mph to replace the national speed limit on the short section of B3090 between Frome and Oldford, as speed surveys have shown that a 40 mph speed limit would be more appropriate on this section of road; · New and replacement road signs and road markings at the Cuckoo Lane/ Gypsy Lane junction; and · Cutting back vegetation (which may include removing some existing trees and branches) within or encroaching onto the public highway, to improve visibility for drivers pulling out of Cuckoo Lane and Gypsy Lane. <p>Somerset County Cllr Linda Oliver mentioned that she has received feedback from the project manager. One land owner has given positive feedback and is happy for the vegetation to be cut back. Somerset County Cllr Linda Oliver also said that the scheme has been sent to Ashley Ray who is part of the Neighbourhood Speed Watch, he has suggested that Cuckoo Lane becomes one way. Somerset County Cllr Linda Oliver reminded the attendees that this is a consultation process and ideas and comments can be fed back. Somerset County Cllr Linda Oliver already shared about what Jane Llewellyn and Cllr Steve Tanner had mentioned about replanting or replacing trees that are going to be cut down.</p> <p>Cllr Paul Horton commented to say this is definitely an improvement but hopes it can be more ambitious. Why does it need to be 40mph why can it not be 30mph all the way through? He also mentioned that the national speed limit along Gypsy Lane where there are no footpaths could be improved, having this one way would be even better. Cllr Horton mentioned that when he was in Stroud there was a sign asking motorists to give cyclists room.</p> <p>Cllr Lizzie Boyle said that this is a good scheme and asked what measures are in place to enforce this? Somerset County Cllr Linda Oliver mentioned that there is a regular police motorbike in the area and the Community Speed Watch team set up near Frome College. The enforcement is a police issue but this scheme will give them more to enforce.</p> <p>Andy Jones asked why is 20mph when lights show is being used over 20mph speed limit applying at all times? Somerset County Cllr Linda Oliver mentioned that when roads are open drivers tend to drive faster. The flashing lights alert motorists that school children will be crossing.</p> <p>The official response sent by email The small improvement scheme for B3090 Oldford Hill, was considered by at our planning committee meeting yesterday. There was unanimous support for the improvements and the following</p>	
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	<p>suggestions/observations were made.</p> <ul style="list-style-type: none"> • Why not make the speed limit 30mph rather than 40 mph as proposed, on the short section of B3090 between Frome and Oldford • Gypsy Lane and Cuckoo Lane should also be made 30mph • Can advisory signage be incorporated – “Give cyclists space” • Could the area ‘20 when lights show’ section just be made 20 mph at all times, reducing the amount of additional signage required • Can all the streets around the College be made 20 mph (or when lights show) to improve the safety of students <p>Proposed by Cllr Rich Ackroyd seconded by Cllr Paul Horton, agreed unanimously.</p>	
2021/022P	<p>4 LOCAL CONSULTATION ON PROPOSALS TO PEDESTRIANISE BERKLEY LANE & DARK LANE, BERKLEY</p> <p>Jane Llewellyn contacted Mendip District Council to see why there are two options and to see if one is preferable over the other. Before Berkley Lane was previously closed it accounted for 12% of fly tipping in the whole of Mendip.</p> <p>Cllr Mark Dorrington mentioned that he walked along there and says it isn't maintained but in a nice way. He asked how Dark Lane will be closed to stop fly tipping in the area. Somerset County Cllr Linda Oliver said it won't be locked gates but more of a physical structure like a big boulder. Somerset County Cllr Linda Oliver also mentioned that the travellers camp now have skips to put their rubbish in and are able to police the area themselves.</p> <p>Cllr Rich Ackroyd asked why this cannot be made permanent instead of having to renew it every three years. He would like to see this area as a pedestrian and cycle path. He raised concerns as previously the end near the travellers camp had lots of rubbish dumped so it would be good to see if part of this scheme the skip could be funded rather than adhoc. He also asked if this pushes the problem elsewhere as last time there was a rise in fly tipping in Wiltshire. He said a more creative solution needs to be thought about. Making the tips free to use could help solve it.</p> <p>Cllr John Nelson wanted to commend everyone involved on local efforts and support.</p> <p>The official response sent by email</p> <p>There was unanimous support for the closure of the roads with Plan B being the preferred option.</p> <p>Cllrs also hope it will be possible to find a solution that will keep access to the closed roads clear of fly tipping at both ends. It was also noted that the wider issue of fly tipping should be looked at a cross-county issue, working towards a solution for fly tipping.</p> <p>We welcome and support for the collaborative approach working with all the residents in the area.</p> <p>Proposed by Cllr Sheila Gore seconded by Cllr Paul Horton, agreed unanimously.</p>	

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2021/023P	<p>5 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED</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 646 - Proposed by Cllr Mark Dorrington, seconded by Cllr Paul Horton, agreed unanimously.</p> <p>ID 648 - Proposed by Cllr Rich Ackroyd, seconded by Cllr Paul Horton, agreed unanimously.</p> <p>ID 650 - Proposed by Cllr Sheila Gore, seconded by Cllr Rich Ackroyd, agreed unanimously.</p> <p>ID 651 - Proposed by Cllr Mark Dorrington, seconded by Cllr Rich Ackroyd, agreed unanimously.</p> <p>ID 652 - Proposed by Cllr Mark Dorrington, seconded by Cllr Rich Ackroyd, agreed unanimously.</p> <p>As no other applications were raised for discussion the response for all of the other applications listed in appendix 5 would be to be no objections or to incorporate the suggestions Jane sent round to Councillors prior to the meeting</p>	
2021/024P	<p>6 DATE OF NEXT MEETING</p> <p>The next meeting will be at 7pm on 16 September 2021.</p>	

The Chair closed the meeting at 8.36pm

Table 2 - Appendix 5 - Major Planning applications received

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
646	2021/1757/PAO	Vallis House 57 Vallis Road Frome	Frome Oakfield	Mr N Irwin	Application for prior approval to change the use from class B1(a) (offices) to 31 dwellinghouses (C3)	Prior approval	Jennifer Alvis	<p>We recognise the need for 1 and 2 bedroom flats in Frome, however we need to ensure that adequate space standards are in place together with appropriate standards of living provided. Including outdoor space and the provision of internal community areas.</p> <p>We would like an energy statement to be provided for the proposed flats to ensure issues such as overheating are avoided. We are also concerned that the parking provision is not sufficient unless a frequent bus services can be provided.</p> <p>The provision of live/work units in this area would also be a benefit.</p>
647	2021/1681/HSE	35 Park Hill Drive Frome	Frome Market	Ms L Rossiter- Brown	Single storey side extension in place of existing garage and porch front extension	Householder Application	Josh Cawsey	No objection
648	2021/1705/HSE	80 Wyville Road Frome	Frome Berkley Down	Mr & Mrs Paul & Laura Rossiter	Erection of two storey side extension	Householder Application	James Banks	No objection- but would like to see a condition to say and paving to the front garden should be permeable

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
649	2021/1676/HSE	36 New Buildings Lane Frome	Frome Keyford	Mr & Mrs Glover	Proposed single storey rear extension and associated works	Householder Application	Josh Cawsey	No objection
650	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	Comments to follow
651	2021/1728/LBC	The Old Post Office 9 Market Place Frome	Frome Market	Kingsway Investments (Frome) Ltd	Works to building to allow for business use to integrate upper floors, including installation of two windows at first floor, installation of external fire escape door and walkway and along with amendments to previously approved spiral stairs	Listed Building Consent	Carlton Langford	No objection
652	2021/1727/FUL	The Old Post Office 9 Market Place Frome	Frome Market	Kingsway Investments (Frome) Ltd	Works to building to allow for business use to integrate upper floors, including installation of two windows at first floor, installation of external fire escape door and walkway and along with amendments to previously approved spiral stairs	Full Application	Carlton Langford	No objection

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
653	2021/1552/HSE	43 Keyford Frome	Frome Keyford	Mr R Conway	Replacement of Attic Dormer Window, Front Room Window, Back Bedroom window and Bathroom window	Householder Application	Josh Cawsey	No objection
654	2021/1553/LBC	43 Keyford Frome	Frome Keyford	Mr R Conway	Replacement of Attic Dormer Window, Front Room Window, Back Bedroom window and Bathroom window	Listed Building Consent	Josh Cawsey	No objection
655	2021/1732/TCA	70 Nunney Road Frome	Frome Oakfield	Mr J Charlton	T1 (Persian Silk) - Prune overhanging branches by approx 2.5m	Works/Felling Trees in a CA	Bo Walsh	No objection