

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

Date: 05 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): Mark Dorrington and Steve Tanner (Chair)

Frome Town Planning Committee Councillors (via Zoom): Lizzie Boyle, Sheila Gore, Paul Horton and John Nelson

**In attendance:**

Members of the public: 8 (in person) and 2 (via Zoom)

Frome Town Council Staff

Jane Llewellyn, Planning and Development Manager

Hannah Paniccia, Assistant Finance Officer

Table 1 – Agenda items

Minute Ref	Agenda Item	Action
2021/015P	<b>1 QUESTIONS, COMMENTS AND INFORMATION</b> None	
2021/016P	<b>2 DECLARATION OF MEMBERS' INTERESTS AND TO AGREE THE MINUTES OF THE PREVIOUS MEETING</b> <b>APOLOGIES FOR ABSENCE</b> Cllr Richard Ackroyd Cllr Maxine Crawley <b>DECLARATION OF MEMBERS INTERESTS</b> None <b>MINUTES</b> The minutes of the Planning Advisory Group meeting held on 24 June 2021 were agreed and signed by the Chair. Proposed by Cllr Mark Dorrington, seconded by Cllr John Nelson, agreed unanimously.	

Minute Ref	Agenda Item	Action
2021/017P	<p><b>3 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED – APPENDIX 1</b></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 639 – It was agreed to send a holding response and wait for the revised plans. Jane Llewellyn will keep an eye on the portal, if no revised plans will be submitted then she will object with regards to parking, impact on existing businesses, security of the site, security for pedestrians, access to Frome Reclamation centre, flooding and drainage issues and the wall on Frome Reclamation centre.</p> <p>ID 641 - Proposed by Cllr Steve Tanner, seconded by Cllr John Nelson, agreed unanimously.</p> <p>ID 642 - Proposed by Cllr John Nelson, seconded by Cllr Lizzie Boyle, agreed unanimously.</p> <p>ID 644 - Proposed by Cllr Mark Dorrington, seconded by Cllr John Nelson, agreed unanimously.</p> <p>ID 645 - Proposed by Cllr John Nelson, seconded by Cllr Mark Dorrington, agreed unanimously.</p> <p>It was agreed that the response for all of the other applications listed in appendix 1 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 Cllr Steve Tanner, agreed unanimously.</p>	
2021/018P	<p><b>4 DATE OF NEXT MEETING</b></p> <p>The next meeting will be at 7pm on 26 August 2021.</p>	

The Chair closed the meeting at 9.05pm

Table 2 - Appendix 1 - Major Planning applications received

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
633	<a href="#">2021/1447/LBC</a>	25C Bath Street Frome	Frome Market	Rogers	Conversion of second floor to form residential flat	Listed Building Consent	Lorna Elstob	No objection in principle, however we would like confirmation that the secondary glazing is at the back and front of the property as there is a concern about the noise impacts to the bedroom at the back as this is close to the venue/pub at 23 Bath Street
634	<a href="#">2021/1355/HSE</a>	131 Rodden Road Frome	Frome Berkley Down	Mr L Magierowicz	Demolition of rear conservatory and garage, erection of single storey rear extension, garage and fenestration	Householder Application	Lorna Elstob	No objection
635	<a href="#">2021/1558/HSE</a>	13 Catherston Close Frome	Frome Park	Mr & Mrs M Jefferies	Erection of single storey side extension & garage conversion	Householder Application	Charlotte Rogers	No objection
636	<a href="#">2021/1569/TCA</a>	75 Alexandra Road Frome	Frome Keyford	Mr Steve Waterfield	G1 - Sycamore - Side prune trees back to stem	Works/Felling Trees in a CA	Bo Walsh	No objection
637	<a href="#">2021/1568/HSE</a>	3 Hurds Buildings Frome	Frome Keyford	Caroline Smailes	Demolition of existing rear single storey extension and erection of a rear two storey extension	Householder Application	Charlotte Rogers	No objection
638	<a href="#">2021/1615/TCA</a>	Apex House West End Frome	Frome Market	Jane Maryon	T1 - Sycamore - Fell This Sycamore is right on the edge of a wall that is sat over a house	Works/Felling Trees in a CA	Bo Walsh	Further information is required, it is not clear why the tree needs to be felled and there is concern from neighbour about which tree the application is referring to
639	<a href="#">2021/1534/FUL</a>	Service Yard To Rear Of Units 1-4	Frome Keyford	Station Approach Frome Ltd	Erection of 6 No. Live-work units, re-cladding to elevations of Units 2 & 4 Station	Full Application	Lorna Elstob	Holding reply - awaiting amended plans for comment

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		Station Approach Frome			Approach, and associated works			
640	<a href="#">2021/1277/TPO</a>	Landsdown Mews Frome	Frome Oakfield	Mr Mcdougal	M1089 - T1 (Common Lime) - Reduce by 3 to 4m	Works/Felling of TPO Trees	Bo Walsh	No objection
641	<a href="#">2021/1550/LBC</a>	The Maltings 3 Willow Vale Frome	Frome Market	Mr Spencer	Works to roof and windows, together with internal works to gantry and installation of woodburning stove	Listed Building Consent	Jayne Boldy	We have concerns about the impact of the proposed roof terrace, but would defer to the Conservation Officers views
642	<a href="#">2021/1617/FUL</a>	Old Vallis House Vallis Road Frome	Frome Oakfield	Pearse	Change of use of land for the stationing of 2 converted shipping containers to provide holiday accommodation and the formation of new access	Full Application	James Banks	We fully support the provision of further holiday accommodation but have concerns about the safety of the new access and would prefer to see the existing access to the main house used
643	<a href="#">2021/1656/HSE</a>	12 Orchard Street Frome	Frome Market	Mrs S Rigg	Erection of rear single storey extension	Householder Application	Josh Cawsey	No objection
644	<a href="#">2021/1395/OTS</a>	Land Adjacent To Whitemill Marston Lane Frome	Frome Park	Pegasus Planning Group Ltd	Outline planning application for 5no. self-build dwellings and associated works with details of access and all other matters reserved	Outline - Some Matters Reserved	Carlton Langford	Objection - The traffic assessment is not adequate to support the proposals, it is out of date, carried out over a very short timeframe that does not include peak traffic times and it has not been adequately demonstrated that the visibility splay can be achieved. The scheme does not meet the criteria set out in Policy H3 of the Neighbourhood Plan, particularly in relation to the significant impact on the

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
								landscape and protected species. It does not appear that there will be community ownership or a trust for the benefit of residents. We do not feel that the landscape assessment adequately demonstrates the impact of the development. There is also some concern that the root protection plan is not accurate. If this application is recommended for approval, we would want to see a set of design codes in place to ensure that the dwellings are built to an acceptable size and height.
645	<a href="#">2021/1663/FUL</a>	1 Eagle Lane Frome	Frome Market	Mr Yavuz Argunaga	Proposed alterations to the shopfront	Full Application	Josh Cawsey	No objection