

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

Date: 24 June 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, Paul Horton and John Nelson

In attendance:

Members of the public: 1 (in person) and 2 (via Zoom)

Mendip District Councillors (via Zoom): 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
2021/005P	<p>1 QUESTIONS, COMMENTS AND INFORMATION</p> <p>Cllr Steve Tanner stated that 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 we have to delegate to our Clerk, Jane, 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> <p>Proposed by Cllr Steve Tanner, seconded by Cllr Sheila Gore, agreed unanimously. (Cllr John Nelson was not present for this vote)</p>	
2021/006P	<p>2 DECLARATION OF MEMBERS' INTERESTS AND TO AGREE THE MINUTES OF THE PREVIOUS MEETING</p> <p>APOLOGIES FOR ABSENCE</p> <p>Cllr Maxine Crawley</p> <p>DECLARATION OF MEMBERS INTERESTS</p> <p>ID 590 - Cllr Rich Ackroyd</p> <p>ID 603 and 604 - Cllr Mark Dorrington</p> <p>MINUTES</p> <p>The minutes of the Planning Advisory Group meeting held on 3 June 2021 were agreed and signed by the Chair.</p> <p>Proposed by Cllr Mark Dorrington, seconded by Cllr Sheila Gore, agreed unanimously. (Cllr John Nelson was not present for this vote)</p>	

Minute Ref	Agenda Item	Action
2021/007P	<p>3 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED – APPENDIX 1</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 589 - Proposed by Cllr Rich Ackroyd, seconded by Cllr Sheila Gore, agreed unanimously.</p> <p>ID 597 - Proposed by Cllr John Nelson, seconded by Cllr Paul Horton, agreed unanimously.</p> <p>ID 590 - Jane Llewellyn will send a holding response to enable some time to facilitate discussions between the applicants and Friends of the River Frome. Then a formal response will be agreed after those discussions have taken place.</p> <p>ID 600 - Proposed by Cllr Mark Dorrington, seconded by Cllr Rich Ackroyd, agreed unanimously.</p> <p>ID 603 - Proposed by Cllr John Nelson, seconded by Cllr Sheila Gore, agreed by majority. (Cllr Mark Dorrington abstained due to his declaration of interest)</p> <p>ID 604 - Proposed by Cllr John Nelson, seconded by Cllr Sheila Gore, agreed by majority. (Cllr Mark Dorrington abstained due to his declaration of interest)</p> <p>ID 605 - Proposed by Cllr Paul Horton, seconded by Cllr Rich Ackroyd, agreed unanimously.</p> <p>ID 615 - Proposed by Cllr Steve Tanner, seconded by Cllr Sheila Gore, 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 Rich Ackroyd, agreed unanimously.</p>	
2021/008P	<p>4 DATE OF NEXT MEETING</p> <p>The next meeting will be at 7pm on 15 July 2021.</p>	

The Chair closed the meeting at 8.57pm

Table 2 - Appendix 1 - Major Planning applications received

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
589	2021/1106/TPO	Greenhill Grange Catherston Close Frome	Frome Park	Greenhill Grange	T1 - Horsechestnut - Fell	Works/Felling of TPO Trees	Bo Walsh	Objection - The reasons given for felling do not justify the need to fell this protected tree.
590	2021/1083/FUL	Land Adjacent To The Retreat Frome	Frome Keyford	Family Sutton Solutions Ltd / Mr & Mrs B Sutton	Erection of employment studio building and 4 no. dwellings with associated highway and landscaping works (Re-submission of 2020/0800/FUL)	Full Application	Carlton Langford	Jane Llewellyn will send a holding response to enable some time to facilitate discussions between the applicants and Friends of the River Frome. Then a formal response will be agreed after those discussions have taken place.
591	2021/1099/FUL	Land At Station Yard Station Approach Frome Somerset	Frome Keyford	Miss Yvonne Riley	Change of use to A3 cafe	Full Application	Josh Cawsey	No objection
592	2021/1093/HSE	7 Lynfield Road Frome	Frome Oakfield	Mr Steve Asman	Remove flat roof on front elevation and replace with mono pitch tiled roof	Householder Application	Josh Cawsey	No objection
593	2021/0979/HSE	98 Vallis Road Frome	Frome Oakfield	Mr A Cunningham	Erection of extension to form access to second floor, form porch and change window to a door	Householder Application	Jennifer Alvis	No objection
594	2021/0981/HSE	27 Woodhayes Road Frome	Frome Berkley Down	Mr D Edwards	Erection of first floor side extension	Householder Application	Jennifer Alvis	No objection
595	2021/1276/TCA	Monks Farm 47 Lower	Frome Keyford	Mr Robert Vowles	T1 - Leyland Cypress - Fell T2 - Tuscan Cypress - Rear garden -	Works/Felling Trees in a CA	Bo Walsh	No objection

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
		Keyford Frome			Fell in sections to ground level.			
596	2021/1135/LBC	5A Paul Street Frome	Frome Market	Katherine Semple	Replace existing roof. Replace cement pointing on rear elevation with lime mortar.	Listed Building Consent	Jayne Boldy	No objection
597	2021/1152/HSE	8 Charles Road Frome	Frome Keyford	Mr. and Mrs. Kenney	Erection of two storey side extension	Householder Application	Josh Cawsey	Object - the proposed extension will be overbearing and overlook the neighbouring property
598	2021/1136/LBC	4 South Parade Frome	Frome Market	Mr and Mrs S Ryan	Internal alterations and proposed alteration to fenestration	Listed Building Consent	Jayne Boldy	No objection
599	2021/1148/LBC	1A Palmer Street Frome	Frome Market	Richard Swann	Installation of heritage plaque to street elevation, mounted at 1.9m above pavement level.	Listed Building Consent	Jayne Boldy	Fully support this application
600	2021/1177/FUL	5 Laburnum Close Frome	Frome College	Sam Hill	Loft conversion with front and rear dormers	Householder Application	Charlotte Rogers	No objection in principle, but would ask that any potential for overlooking is assessed on site by the case officer
601	2021/1198/HSE	82 Oakfield Road Frome	Frome Oakfield	Mr Phil Birch	Erection of single storey rear extension	Householder Application	Josh Cawsey	No objection
602	2021/1199/HSE	84 Oakfield Road Frome	Frome Oakfield	Mr John MacArthur	Erection of rear single storey extension	Householder Application	Josh Cawsey	No objection
603	2021/1196/LBC	24 Keyford Frome	Frome Keyford	Mr Carr	Internal refurbishment of ground floor. Installation of conservation rooflights in single-storey rear extension. First floor re-instated as bed and breakfast accommodation and function room. Second floor retained as landlord's accommodation	Listed Building Consent	Jayne Boldy	Subject to the proposals being acceptable to the Conservation Officer, we fully support the proposals

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
604	2021/1195/FUL	24 Keyford Frome	Frome Keyford	Mr Carr	Internal refurbishment of ground floor. Installation of conservation rooflights in single-storey rear extension. First floor re-instated as bed and breakfast accommodation and function room. Second floor retained as landlord's accommodation	Full Application	Jayne Boldy	Subject to the proposals being acceptable to the Conservation Officer, we fully support the proposals
605	2021/1253/FUL	8 Leystone Close Frome	Frome College	Ms Z Genevri	Erection of 1No, 2 bedroomed dwellinghouse with associated works and new dropped kerb	Full Application	Lorna Elstob	No objection, however we would like to see provision made for cycle storage and regret the loss of the front garden and would ask that any potential for overlooking is assessed on site by the case officer
606	2021/1088/VRC	Land Adjoining 70 & 68 Beechwood Avenue Frome	Frome Berkley Down	Mr James Durant	Application to remove condition 8 (plot 3 obscure glass on north-west elevation) of planning approval 2016/2090/REM (Application for approval of Reserved Matters (scale, appearance and landscaping) following outline approval 2010/2837 for the erection of 10 dwellings (Amended plans for Plot 9 and revised Arboricultural and Drainage information recieved 23rd Jan 2017), to Plot 3 non-obscure glass	Variation or Removal of Conditions	Charlotte Rogers	No objection

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
607	2021/1249/HSE	The Coach House 1 West End Frome	Frome Market	Mr & Mrs Moss	Erection of single storey art studio and garden room	Householder Application	Charlotte Rogers	No objection
608	2021/0859/HSE	The Gables Clink Road Frome	Frome College	Mr I Tucker	Removal of existing single storey outcrop and erection of new single storey extension to front elevation	Householder Application	Charlotte Rogers	No objection
609	2021/1236/LBC	Flat 5 Montgomery Court Portway Frome	Frome Keyford	Mr Terry Wheeler	Replace Casement Window with Door	Listed Building Consent	Jayne Boldy	No objection
610	2021/1235/FUL	Flat 5 Montgomery Court Portway Frome	Frome Keyford	Mr Terry Wheeler	Replace Casement Window with Door	Full Application	Jayne Boldy	No objection
611	2021/1316/LBC	11 Whittox Lane Frome	Frome Market	Ms Jane Anderson	Erection of rear garden room, fenestration, new garden steps and creation of a garden shed	Listed Building Consent	Charlotte Rogers	No objection
612	2021/1315/HSE	11 Whittox Lane Frome	Frome Market	Ms Jane Anderson	Erection of rear garden room, fenestration, new garden steps and creation of a garden shed	Householder Application	Charlotte Rogers	No objection
613	2021/1358/HSE	30 Westover Frome	Frome Park	Hazel Rhymmer	Erection of two storey side extension & erection of porch	Householder Application	Josh Cawsey	No objection
614	2021/1347/HSE	36 Oakfield Road Frome	Frome Oakfield	Will and Zoe Gould	Erection of first floor extension & porch to the front of the house. Garage extensions and conversion to provide a hobby room/art studio.	Householder Application	Josh Cawsey	No objection
615	2021/1353/FUL	21 Stourton View Frome	Frome Park	Mr Jon Gilson	Erection of no.1 bed dwellinghouse	Full Application	Lorna Elstob	No objection

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
616	2021/1405/TCA	Willow Vale House Willow Vale Frome	Frome Market	Mrs Birch	T1 - Sycamore - Pollard tree at approx. 25 feet. T2 - Sycamore - Remove the low branches to a height of approx. 5 metres from ground level to 'crown lift' the canopy and reduce approx. 10 long lateral branches over the track by up to 3 metres. T5 - Sycamore with 3 stems. Remove major dead wood and reduce all long lateral branches over the track by up to 3 metres. T6 - Sycamore - Fell T7 - Elm - Fell T8 - Ash - Reduce heavily back to the upright branches G9 - Approx 7 Sycamore stumps/stems - Fell T10 - Sycamore - Pollard at approx. 25 feet	Works/Felling Trees in a CA	Bo Walsh	No objection
617	2021/1382/HSE	13 Linsvale Close Frome	Frome Berkley Down	Mrs. Sharon Burfoot	Erection of a single storey rear garden room extension	Householder Application	Charlotte Rogers	No objection
618	2021/1350/HSE	12 Keyford Frome	Frome Keyford	Mr & Mrs Joel Sudworth	Demolish potting shed, erection of garage & potting shed, extend width of existing vehicular access	Householder Application	Josh Cawsey	No objection