

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

Date: 24 November 2022

Time: 7.00pm

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

**Present:**

Frome Town Planning Committee Councillors:

In person: Fiona Barrows, Philip Campagna, Mark Dorrington, Andy Jones, Polly Lamb, Lisa Merryweather & Steve Tanner

Frome Town Councillors not on Planning Committee:

Sara Butler & Nick Dove

Mendip District Councillors: John Clarke, Shane Collins & Janine Nash

**In attendance:**

Members of the public: 71

Press: John Harris, The Guardian

Jane Llewellyn, Planning and Development Manager

Hannah Paniccia, Assistant Finance Officer

Catherine Warburton, Planning and Development Officer

**In attendance online:**

Mendip District Councillors: Adam Boyden & Michael Dunk

Members of the public: 20

Press: Nub News

Peter Wheelhouse, Economic Development & Regeneration Manager & Deputy Town Clerk

*Table 1 – Agenda items*

Minute Ref	Agenda Item	Action
2022/059P	<b>1 QUESTIONS, COMMENTS, AND INFORMATION FROM THE PUBLIC</b> None	
2022/060P	<b>2 APOLOGIES FOR ABSENCE</b> None	
2022/061P	<b>3 DECLARATION OF MEMBERS' INTERESTS</b> None	

2022/062P	<p><b>4 PRESENTATION ON SELWOOD GARDEN COMMUNITY APPLICATION (2021/1675/EOUT) PRESENTED BY MATTHEW KENDRICK – DIRECTOR, GRASSROOTS PLANNING. FOLLOWED BY VARIOUS PRESENTATIONS AND STATEMENTS FROM GROUPS AND INDIVIDUALS AS WELL AS A Q&amp;A SESSION.</b></p> <p>Matthew Kendrick, Grass Roots Planning Ltd          Andrew Simpson, Project Architect from NVB Architects          Neil Brant – Transport Planner and Highway Engineer</p> <p>The main concerns raised regarding the application were;</p> <ul style="list-style-type: none"> <li>• Houses not being affordable for local people – Matthew said that SGC delivers affordable housing in a phased way. They will deliver 510 houses; 408 as social rent and 102 as intermediate housing, where you buy a proportion or low cost purchase.</li> <li>• Affordable houses taking a long time to be built – Matthew said that within 3 years of this development they would start delivering houses. They need to commit to delivering affordable in line with open market. Average of 36 affordable dwellings per year.</li> <li>• Bigger houses being built, there is a need for smaller homes for social housing – Matthew said they are proposing a variety of housing sizes in the development, so it won't just be 5 bed-market houses.</li> <li>• Viability assessment from developers saying they can't afford to meet the affordable homes as promised.</li> <li>• Landscape</li> <li>• Biodiversity, hedgerows and wildlife, disconnected habitats – Andrew said they have introduced a nature reserve south of bypass. Matthew mentioned 50% of the site will be greenspace, 20% of this will be gardens.</li> <li>• Once the fields are gone, they are gone forever</li> <li>• Loss of heritage trees – Matthew mentioned that all veteran trees have been assessed on the site and none of them will be lost.</li> <li>• Food supply</li> <li>• Climate emergency – Matthew mentioned the bio diversity net gain policy where 10% net gain has to be demonstrated, it is yet to come in. However they are currently planning to produce net gain well in excess of the policy. Looking how they can maximise energy efficiency and renewable generation within the site itself.</li> <li>• Surface water impacting River Frome and increasing flood risks – Andrew stated that they have increased offset from river corridor beyond the minimum required by the Environment Agency.</li> <li>• No governance framework</li> <li>• Goes against Local Plan – Matthew mentioned the Local Plan was produced in 2012 and found to be out of date.</li> <li>• Lost employment to housing</li> <li>• Not enough jobs – Matthew said there is 6.7 hectares of employment land proposed, which would anticipate to deliver between 400 – 500 jobs on site. He also mentioned there will be thousands of jobs in the construction industry that will be provided. Matthew said they are proposing a small local centre for daily shopping but not to compete with the town centre.</li> <li>• Public transport being unreliable</li> <li>• Units on offer at Commerce Park</li> <li>• Concerns of becoming a Dormitory town</li> <li>• Additional traffic throughout Frome – Neil mentioned active travel routes are integral to the scheme for cyclist and walkers, there are traffic free and active</li> </ul>	
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	<p>travel and play streets. Linking the site to Frome. Investment in active travel for Frome £1.4 million for Frome.</p> <ul style="list-style-type: none"> <li>• Concerns on A361/A362 junction due to additional traffic</li> <li>• To much population growth is unsustainable</li> <li>• Over development</li> <li>• Impact of inflation on S106, what it offered now as a S106 may not be worth as much as when it will be used.</li> <li>• Selling land off in parcels to different developers</li> <li>• Education – Matthew mentioned that they are proposing a community centre which provides a primary school.</li> <li>• Impact on Medical Centre – Matthew is awaiting a response from NHS to see if they require a GP practice on site.</li> </ul>	
2022/065P	<p><b>5 DATE OF NEXT MEETING</b>  The date of next meeting is an Extra Ordinary meeting on 28 November at 6.30pm.  The meeting that is scheduled after that is on 15 December 2022.</p>	

The Chair closed the meeting at 9:35pm

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