

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

Date: 29th June 2023

Time: 6.30pm

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

Present:

Frome Town Planning Committee Councillors: Steve Tanner, Polly Lamb, Fiona Barrows, Phillip Campagna, Andy Jones, Mark Dorrington, Lisa Merryweather

Somerset Council Councillor: Michael Dunk (Zoom)

In attendance:

Members of the public: 60 (Council Chamber), 15 (Room 4, with Sean Powell)

Members of the public on Zoom: 6

Presenters: 3 (Zoom)

Jane Llewellyn, Planning and Development Manager

Hannah Paniccia, Assistant Finance Officer

Catherine Warburton, Planning and Development Officer

Table 1 – Agenda items

Minute Ref	Agenda Item	Action
2023/049P	1 QUESTIONS, COMMENTS, AND INFORMATION FROM THE PUBLIC	
2023/050P	2 APOLOGIES FOR ABSENCE Cllr Phillip Campagna left early at 7.50pm Proposed by Cllr Mark Dorrington, seconded by Cllr Polly Lamb, agreed unanimously	
2023/051P	3 DECLARATION OF MEMBERS' INTERESTS Cllr Steve Tanner declared interest due to living in close proximity to ID 259. Cllr Lisa Merryweather declared interest due to ID 233 being close to office on Station Approach.	
2023/052P	4 TO AGREE TO THE MINUTES OF THE MEETING HELD 30th March 2023 Proposed by Cllr Steve Tanner, seconded by Cllr Mark Dorrington as only Cllrs on attendance.	
2023/053P	5 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED - APPENDIX 1 (Please note Cllr Phillip Campagna left before votes took place) ID 250 – Proposed by Cllr Steve Tanner, seconded by Cllr Mark Dorrington, agreed unanimously. ID 254 – Proposed by Cllr Mark Dorrington, seconded by Cllr Fiona Barrows, agreed unanimously. ID 256 – Proposed by Cllr Steve Tanner, seconded by Cllr Andy Jones, agreed unanimously. ID 257 – Proposed by Cllr Andy Jones, seconded by Cllr Lisa Merryweather, agreed unanimously. ID 258 – Proposed by Cllr Lisa Merryweather, seconded by Cllr Polly Lamb, agreed unanimously. ID 233 – Proposed by Cllr Steve Tanner, seconded by Cllr Andy Jones, agreed majority. Cllr Polly Lamb abstained. It was agreed that the response for all other applications listed in appendix 1 would be no objections or to incorporate suggestions Jane and Catherine sent round to Councillors prior to the meeting. Proposed by Cllr Fiona Lamb, seconded by Cllr Lisa Merryweather, agreed unanimous.	
2023/054P	6 DATE OF NEXT MEETING 25 th July 2023 at 6.30pm	

The Chair closed the meeting at 9.03pm

Table 2 - Appendix 1 - Major Planning applications received

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
250	2023/0864/FUL	Land At 377700 149200 Packsaddle Way Frome	Frome College	LiveWest	Erection of 74 dwellings, 1no. children with disabilities home, including means of access, drainage, landscaping and associated works.	Full	Nikki White	Please see response below table
251	2023/0889/CLP	10 Vicarage Street Frome	Frome Market	Mr Stephen Swales	Application for a proposed lawful development certificate for installation of 2no. conservation velux roof windows.	Certificate of Proposed Use/Developm ent	Jane Thomas	No Objection
252	2023/0871/TCA	9 Rook Lane Frome Somerset	Frome Market	Samantha Gregory	1 - Ash - Fell by sections to as close as possible, treat the stumps with Eco plugs to restrict any regrowth.	Works/Felling Trees in a CA	Bo Walsh	Unable to comment, already approved - No objection to necessary tree works, defer to Somerset Tree Officer.
253	2023/0970/TCA	1 West End Frome Somerset BA11 3AD	Frome Market	Mr Dave Moss	T1 Western red cedar reduce by 3m. T2 Hawthorn reduce by 2m. T3 Persian Ironwood reduce by 1.5m. T4 Leyland Cypress reduce by 3m. G1 Yew hedge, reduce side back to the wall and trim top and side.	Works/Felling Trees in a CA	Bo Walsh	No objection to necessary tree works, defer to Somerset Tree Officer.

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
254	2023/0963/LBC	82 Selwood Road Frome	Frome Market	Mr & Mrs Robbins	Retention of external alterations re-tiling of the rear lean-to roof, removal of the corrugated plastic lean-to structure and the erection of a replacement extension, and insertion of new and replacement windows and door on the ground and first floor on the rear (south-east and south-west) elevations. Removal of the internal partition at first floor (retrospective)	Listed Building Consent	Jayne Boldy	Objection. Frome Town Council feel that the alterations made are not in keeping with the conservation area and are not suitable for the Grade 2 listed property. FTC particularly feel that the new window and door joinery is bulky and does not reflect the original age or design of the building. The bright orange roof tiles, as well as the bright white render, are not in keeping with the building or the surrounding context. Would have preferred to see the mono-pitch of existing extension continued, rather than the pitched roof. Defer to conservation officer.
255	2023/1078/HSE	23 Butlers Gardens Frome	Frome Keyford	Mr Robert Wickham	Demolition of conservatory, erection of a single storey extension.	Householder Application	Jane Thomas	No Objection
256	2023/1036/FUL	Land North Of Wallbridge Gardens Frome	Frome Keyford	Mr D Kelley	Erection of 1no. dwellinghouse.	Full Application	Kirsty Black	No objection
257	2023/1000/FUL	Town Band Hut Randolph Road Frome	Frome Keyford	Mr Tom Morgan	Change of use from community land to residential land Class C3. Erection of 2no. dwellinghouses.	Full Application	Lorna Elstob	No objection subject to officer site visit proving no overlooking to neighbours.

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
258	2023/1014/ADV	51 Catherine Street Frome	Frome Market	Howden Group Holdings Limited	Installation of 1no. illuminated fascia sign.	Application to Display Adverts	Jane Thomas	Objection. Frome Town Council have no objection to the replacement signage, however do object to the illumination. This is sited on a very narrow street, opposite a residential building. An illuminated sign would cause disturbance to the neighbours opposite. It is also sited in a conservation area and is unsuitable for this context.
259	2023/1099/HSE	1 Hazel Court Southfield Farm Road Rodden Frome	Frome Keyford	Mr & Mrs Pullen	Single storey rear extension to replace existing carport	Householder Application	Kirsty Black	No Objection
260	2023/0195/CLE	26 Wyville Road Frome	Frome Berkley Down	Mr Nicholls	Prior extension built at the property	Certificate of Use Existing	Kirsty Black	No Objection
261	2023/1093/TCA	79 Selwood Road Frome	Frome Market	Mr Steve Applgate	T1 Robinia - Pollard to 4m	Works/Felling Trees in a CA	Bo Walsh	No objection to necessary tree works, defer to Somerset Tree Officer.
262	2023/1096/TCA	45 Milk Street Frome	Frome Market	Mrs Julia Myring	T1 Cherry – fell.	Works/Felling Trees in a CA	Bo Walsh	No objection to necessary tree works, defer to Somerset Tree Officer.
233	2023/0516/ADV	Land On The South Side Of Station Approach Frome	Frome Keyford	Wildstone Estates	Erection of 1 No.48 Sheet Externally Illuminated Paper and Paste Advertising Display	Application to Display Adverts	Oliver Down	Frome Town Council appreciates the steps that the applicant has taken after listening to residents concerns regarding the previous application for a digital billboard. FTC have no objection to the proposed paper and paste display.

Response to Land At 377700 149200 Packsaddle Way Frome (Frome Town Council ID 250, Somerset Council ID [2023/0864/FUL](#))

Frome Town Council object to the proposal 2023/0864/FUL, for the erection of 74 dwellings, 1no. children with disabilities home, including means of access, drainage, landscaping and associated works.

Frome Town Council are objecting for multiple reasons, including that the proposed development fails to make enforceable contributions towards the delivery of affordable housing and there is an absence of a legal agreement to secure the delivery of affordable housing. This is contrary to the Mendip Local Plan Part 1 (MDLPP1) policies CP2 (3) and DP11. Furthermore, the proposal sits outside of the defined settlement boundary. As such, it should be strictly controlled in accordance with MDLPP1 Policy CP1. However, FTC feels that the development fails to meet various policy criteria, and subsequently the identifiable harms outweigh the benefits of additional housing provision. This removes the presumption in favour of development in the absence of a five-year housing land supply.

FTC also feel that the design and layout of the proposal do not comply with the Towns Design Codes, nor does it comply with policy criteria of scale, mass, form, and layout appropriate to the local context. This is further in contrary to MDLPP1 policy DP7. The proposal puts forward an awkward, car-centric layout, where homes have little relation to the street. The proposal is for large, two-and-three storey homes, while the site is surrounded by 1-storey bungalows along two sides which will cause issues with overshadowing and overlooking. The proposed homes bear little relation to the existing architecture of the Packsaddle estate, which is predominantly 1960's in style and faced in buff stone. It does not relate well to the town either, which generally follows a medieval street pattern, with a high proportion of terraced housing.

The proposal fails to comply with Frome Design Guidelines L1 Development on the settlement edge, L5 Impact of development on trees, L12 Landscape Design, L13 Implementation of Landscape Schemes, L18 Open Space. It also fails to comply with Q5 Innovative Design, BD3 Architectural Treatment, BD4 Roof design, BD7 Ancillary features, as well as S1 Land use, S3 Building design, S5 Flexibility, S9 Materials S10 Site assets. Finally, it does not comply with MT5 Parking resulting from new developments.

The proposed layout fails to retain enough of the existing green space, and fails to provide new, additional green space. Currently, the site is used as informal recreational space and has been awarded the status of Asset of Community Value. It is also a registered greenspace. This proposal would result in the unacceptable loss of open space in the area without a suitable alternative provided – this contravenes MDLPP1 Policy D16. Additionally, there is a shortage of this sort of space in College Ward (as shown in Mendip's 2012 Open Space Study [Table A on p.25]). This would trigger policy DP16 in the Local Plan Part 1.

Frome Town Council are disappointed by the inclusion of gas boilers in the proposals. This is not a fabric first design, and it is felt that a more energy efficient and low carbon design could have been proposed. The proposal does not comply with Somersets own Climate Emergency Strategy. It should be de rigor for new proposals to not only comply with, but exceed, current policy. It is especially disappointing that this application fails to work to the new building regulations which will be enforced from 2025.

Finally, there is the continued issue of nuisance flies across the Packsaddle estate due to the proximity of the Wessex Water Welshmill Sewage Works. This, alongside the potential for odour impact, has prompted Wessex Water to object to the proposals.

FTC would also like to see both the Viability Assessment and the Biodiversity Net Gain Assessment independently assessed. FTC feel that these assessments have not been transparent and concerns have been raised by the community about the validity of the Biodiversity Net Gain Assessment.

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