

Planning Minutes 08 - 08 - 2019

Minutes of a meeting of Frome Town Council's Planning Advisory Group

Date: Thursday 8th August 2019

Time: 7.00pm

Venue: Frome Town Hall, Christchurch Street West, Frome BA11 1EB

Present:

Frome Town Councillors: Lizzie Boyle, Rob Collett, Anita Collier, Mark Dorrington, Paul Horton & Steve Tanner (Chair)

In attendance:

Members of the public: 7

Presenters: 1

Newspaper reporters: Frome Times

Jane Llewellyn, Planning and Development Manager

Hannah Paniccia, Finance Administrator

Minute Ref	Agenda Item	Action
2019/013P	<p>1 QUESTIONS, COMMENTS AND INFORMATION FROM THE PUBLIC</p> <p>None</p>	
2019/014P	<p>2 DECLARATION OF MEMBERS' INTERESTS AND TO AGREE THE MINUTES OF THE PREVIOUS MEETING</p> <p>APOLOGIES FOR ABSENCE</p> <p>Rich Ackroyd Maxine Crawley Nick Dove Sheila Gore Anne Hills Scott Ward</p> <p>DECLARATION OF MEMBERS INTERESTS</p> <p>ID 102 - Cllr Horton</p> <p>MINUTES</p> <p>The minutes of the Planning Advisory Group meetings held on 18 July 2019 were agreed and signed by the Chair.</p>	
2019/015P	<p>3 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED – APPENDIX 1</p> <p>ID 85 ID 86 ID 90 ID 98 ID 99 ID 102 – Cllr Horton was not involved in the discussion of this application ID 105</p> <p>The above applications were discussed, please see the table at the end of the minutes to see the responses for all applications.</p> <p>ID 98 was presented by the applicant. Ric Swann from the Civic Society raised the following concerns:</p> <ul style="list-style-type: none"> • Local Plan Part 2 has not yet been ratified so changes could be made • No connections to join up to other sites and the layout of thin ribbon of employment land could be improved <p>The applicant has said that the layout is this way due to the hedgerows that are</p>	

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	<p>already on the site. Also, the planned employment development will mitigate noise from the existing employment for the planned residential development. The planned employment development will have conditions so that work can take place during certain hours.</p> <ul style="list-style-type: none"> • Extra housing eating into allocation set aside for habitat in Local Plan The applicant mentioned that the policy now says a minimum of 200 houses and the site will still provide habitat. <p>Neil Howlett from the Chamber of Commerce raised the following concerns:</p> <ul style="list-style-type: none"> • If the residential development is built prior to the employment development there are concerns that the employment will not happen, Neil suggested putting a pre-condition to the residential that employment happens first. The applicant said that it would be very hard for developers to be able to build employment land first. • The retail assessment doesn't compare Frome to Trowbridge • The application mentions Aldi and Home Bargains, this will mean Frome will have four supermarkets and three bargain stores. This will not create retail spending but take retail spending e.g. Aldi will take customers from Lidl. • The application suggests that Lidl is not in the town centre however people walk there. • Access from Sandys Hill Lane but not from the Trading Estate The applicant said that they have been working with Somerset Highways and they are happy with what has been proposed. <p>Cllr Collier asked why the land hadn't been split down the middle rather than having the thin ribbon of employment land. The applicant said it is to reduce the existing noise sources as there will be conditions on the new employment for the working hours. This will then act as a barrier for the noise from the existing units.</p> <p>Cllr Boyle raised concerns that in the transport assessment the walking distances are incorrect e.g. it says 15 minute walk to the Frome Medical Practice, but it will take longer than this due to the hills. Steiner School is 2km, but Frome College is the other side of town. Cllr Boyle also asked for better walking and cycling as there is a Climate Emergency so would like to work harder towards being less car dependent. She also wanted the air pollution figures checked. Cllr Boyle added that it's a great idea to make Sandys Hill Lane to Little Keyford Lane a cycle and footpath only. Cllr Boyle also wanted to ensure that the affordable housing is going to be affordable.</p>	
2019/016P	<p>4 DATE OF NEXT MEETING The next meeting will be at 7pm on 29 August 2019 in the Council Chamber, Frome Town Hall, Christchurch Street West, Frome BA11 1EB</p>	

The Chair closed the meeting at 8.50pm.

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85	2019/1651/FUL	Unit 10 And 11 Manor Road Frome Somerset BA11 4BE	Frome Keyford	Miss Charlotte Andrew	Development and change of use of the vacant units from light industrial properties into a dedicated bouldering centre (D2).	Lorna Elstob	Full Application	Fully support this application
86	2019/1605/HSE	Hillside Welshmill Road Frome BA11 2LA	Frome Market	Mark Barton	Proposed refurbishment and extension of existing bungalow to form two storey house and new gates to existing driveway.	Josh Cawsey	Householder Application	No objection, subject to no adverse comments from the Conservation Officer. Concern has been raised regarding the subsidence on the boundary with Mendip House and the possible loss of the tree screen between the properties
87	2019/1604/HSE	Antares 1C The Cedars Frome Somerset BA11 2FF	Frome Berkley Down	Mr & Mrs D Nicholson	Proposed conversion of garage to habitable space	Josh Cawsey	Householder Application	No objection
88	2019/1756/TPO	9 Styles Park Frome Somerset BA11 5AL	Frome Berkley Down	Mr Tucker	Proposed work to TPO trees T1-T2- Ash and Sycamore reduce by 6-8m joint canopy. T3- Beech crown lift bu 1m max cut 5cm.	Bo Walsh	Works/Felling of TPO Trees	No objection

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89	2019/1541/HSE	13 Mountsfield Frome BA11 5AR	Frome Keyford	Mr Paul James	Proposed construction of a single storey front, side & rear extensions (amended drawings received 18.07.2019)	Josh Cawsey	Householder Application	No objection
90	2019/1674/TCA	22 Whittox Lane Frome BA11 3BZ	Frome Market	Mrs Helen Millar	Proposed works to trees within a Conservation Area: (T1) Hawthorn - Remove crossing and diseased branches. (T2 and T3) Sycamore - Fell. (T4, T5, 56 and T8) Elder - Fell. (T7) Horse Chesnut - Fell. (T9) Hazel - Thin Crown by 30%	Bo Walsh	Works/Felling Trees in a CA	No objection
91	2019/1733/HSE	23 Naishs Street Frome BA11 3BU	Frome Market	Mr Damien Burke	Proposed erection of a glazed aluminium conservatory to the rear of the building	Jayne Boldy	Householder Application	No objection
92	2019/1551/LBC	23 Naishs Street Frome Somerset BA11 3BU	Frome Market	Mr Damien Burke	Proposed erection of a glazed aluminium conservatory to the rear of the building	Jayne Boldy	Householder Application	No objection

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93	2019/1555/LBC	The Old Church House Church Steps Frome BA11 1PL	Frome Market	Mr & Mrs Rostand	Adjustments to the ground floor kitchen doors and windows, basement staircase and ground level WC and installation of bathroom extract vents.	Jayne Boldy	Listed Building Consent	No objection
94	2019/1556/HSE	1 Farrant Road Frome BA11 3EP	Frome Market	Peter & Lisa Mellen	Proposed erection of a single storey side extension and new boundary gate	Josh Cawsey	Householder Application	No objection
95	2019/1735/TCA	14 Portway Frome Somerset BA11 1QP	Frome Keyford	Mr Massey	T1 Reduce Willow by 3-4m	Bo Walsh	Works/Felling Trees in a CA	No objection
96	2019/1741/TCA	78 Weymouth Road Frome Somerset BA11 1HJ	Frome Park	Mrs Gibbs	T1 Reduce Willow by 2-3m T2 Reduce Eucalyptus by 3m	Bo Walsh	Works/Felling Trees in a CA	No Objection

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97	2019/1728/TCA	Catherine Hill House 3 Catherine Street Frome BA11 1DA	Frome Market	Mr Rycroft	Works to trees in a conservation area:- G1 - Leylandii, reduce height by 4 metres and reduce the long lateral branches to give at least a 2 metre clearance from the building.	Bo Walsh	Works/Felling Trees in a CA	No Objection
98	2019/1671/OTS	Land North And South Of Sandys Hill Lane Frome Somerset	Beckington And Selwood	Silverwood (Ditcheat) Ltd, B Parker, P Ham, J Ham And D H...	Application for Outline Planning Permission (all matters are reserved apart from access and the main distributor road) comprising a mixed use development at land North & South of Sandys Hill Lane, Frome.	Simon Trafford	Outline - Some Matters Reserved	Please see the response for this application below the table of comments.
99	2019/1660/FUL	Melrose Lodge West End Court West End Frome BA11 1ET	Frome Market	Mr & Mrs Brian And Josette Jaquest	Proposed new dwelling	Lorna Elstob	Full Application	No objection

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100	2019/1661/LBC	Melrose Lodge West End Court West End Frome BA11 1ET	Frome Market	Mr & Mrs Brian And Josette Jaquest	Proposed new dwelling	Lorna Elstob	Listed Building Consent	No objection
101	2019/1846/TCA	72E Selwood Road Frome Somerset BA11 3BP	Frome Market	Mr Michael Brass	Proposed works to tree(s) in a Conservation Area: T1 (Hornbeam) Prune, T2 (Sycamore) Fell.	Bo Walsh	Works/Felling Trees in a CA	No objection
102	2019/1705/HSE	12 Willow Vale Frome Somerset BA11 1BG	Frome Market	Rosalind Dunwell	Removal of existing kitchen extension and replace with new kitchen extension plus pottery studio, wc/wet room, additional bedroom in roof space and garden summer house.	Lorna Elstob	Householder Application	No objection

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103	2019/1482/TPO	62 Oakfield Road Frome Somerset BA11 4JH	Frome Oakfield	Ms Krysia Couldrey	T1 - Sycamore prune back to previous pruning points ie. reduce height by 3-4m and prune laterals up to 2m. T2 - Sycamore remove & replace with small ornamental tree.	Bo Walsh	Works/Felling of TPO Trees	No objection
104	2019/1652/TCA	11 Keyford Gardens Frome BA11 1JY	Frome Keyford	Nicholas Ives	Proposed works to a tree in a Conservation Area: T1 - Magnolia reduce crown by 2m.	Bo Walsh	Works/Felling Trees in a CA	No objection
105	2019/1711/FUL	7 Bath Street Frome BA11 1DH	Frome Market	Mr Eyub Saliev	Removal of non compliant mechanical extract and replacement with compliant mechanical extract.	Lorna Elstob	Full Application	No objection
106	2019/1732/LBC	The Old Church House Church Steps Frome BA11 1PL	Frome Market	Mr & Mrs Rostand	Adjustments to the first floor internal partitions and installation of a new shower room.	Jayne Boldy	Listed Building Consent	No objection

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ID 98

Frome Town Council has **no objection** to this application however, we would like to highlight the following comments/issues raised by Cllrs and others attending the meeting.

- There is a need to ensure that the impact on Marks & Spencer and Lidl has been properly assessed in the retail impact assessment
- The retail assessment makes no comparison with the retail zones in Trowbridge which is more closely linked to Frome than the other towns in the assessment
- There needs to be a mechanism in place to ensure that the employment land is delivered
- Any reserved matters application needs to include measures for sustainable development and clearly identify footpath and cycle links to the surrounding areas
- Concern raised about the capacity of the roundabouts approaching Sainsburys, a second access would be preferred
- The application is premature in advance of the Local Plan Part 2 being adopted

The quantum of development is not in line with Policy FR2 - “up to 200 dwellings”

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