

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

Date: 11 March 2021

Time: 7.00pm

Venue: Online Zoom Meeting

**Present:**

Frome Town Planning Committee Councillors: Rich Ackroyd, Mark Dorrington, Sheila Gore, Anne Hills, Paul Horton (Deputy Chair), John Nelson and Steve Tanner (Chair)

**In attendance:**

Members of the public: 3

Presenters: 2

Mendip District Councillors: Adam Boyden, Drew Gardner, Helen Kay and Janine Nash

Frome Town Council Staff

Nikki Brain, Resilience Officer

Jane Llewellyn, Planning and Development Manager

Hannah Paniccia, Assistant Finance Officer

Table 1 – Agenda items

Minute Ref	Agenda Item	Action
2020/082P	<p><b>1 QUESTIONS, COMMENTS AND INFORMATION FROM THE PUBLIC</b></p> <p>Mendip District Councillor Helen Kay mentioned that at the last meeting application ID 499 <a href="#">2021/0185/TCA</a> was on the list. Helen said she went to have a look at the work done and she is concerned as the tree now is only 3 meters and is worried that the tree will not sprout again. Cllr Rich Ackroyd mentioned that sycamore trees are fast growing so it should come back.</p> <p>Mendip District Councillor Janine Nash raised concerns about tree works outside Marks and Spencer. Jane Llewellyn said Chris Stringer is aware and is on the case.</p>	
2020/083P	<p><b>2 DECLARATION OF MEMBERS' INTERESTS AND TO AGREE THE MINUTES OF THE PREVIOUS MEETING</b></p> <p><b>APOLOGIES FOR ABSENCE</b></p> <p>Cllr Lizzie Boyle Cllr Anita Collier Cllr Andy Palmer</p> <p><b>DECLARATION OF MEMBERS INTERESTS</b></p> <p>None</p> <p><b>MINUTES</b></p> <p>The minutes of the Planning Advisory Group meeting held on 18 February 2021 were agreed.</p> <p>Proposed by Cllr Anne Hills, seconded by Cllr John Nelson, agreed unanimously.</p>	

Minute Ref	Agenda Item	Action
2020/084P	<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 500 - Proposed by Cllr John Nelson, seconded by Cllr Rich Ackroyd, agreed unanimously.</p> <p>ID 501 - Agreed unanimously</p> <p>ID 503 - Proposed by Cllr Mark Dorrington, seconded by Cllr Sheila Gore, agreed unanimously.</p> <p>ID 516 - Proposed by Cllr John Nelson, seconded by Cllr Sheila, 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 Steve Tanner, seconded by Cllr Rich Ackroyd, agreed unanimously.</p>	
2020/085P	<p><b>4 DATE OF NEXT MEETING</b></p> <p>The next meeting will be at 7pm on 1 April 2021.</p>	

The Chair closed the meeting at 9.16pm

Table 2 - Appendix 1 - Major Planning applications received

ID	MDC Reference	Address	Ward	Applicant	Description	Planning Officer	Type	Consultation Response
500	<a href="#">2021/0359/VRC</a>	Caxton Road Frome	Frome Keyford	Acorn	Application to vary condition 1 (approved drawings) and 11 (provision of public footpaths) of reserved matters approval 2019/0209/REM, to include: replacement of two open market dwellings with 4 x 1 bed affordable flats (taking overall dwelling total from 157 to 159, where the outline permission permits up to 160); amendments to external design of apartment block 5, including revised bin and bicycle stores; and variation of condition 11 (public footpaths) to change the implementation for the provision of the public footpaths, including riverside boardwalk path	Variation or Removal of Conditions	James U'Dell	We object to the loss of 4 affordable housing units, this is not immediately clear from the application description and is misleading. The loss of 4 affordable units is a major consideration and together with the other changes to the layout, should be dealt with as a revised application and not a variation to a condition. We would request that this application is determined by the Planning Board. We have no objection to the variation of the condition in respect of the footpaths.

ID	MDC Reference	Address	Ward	Applicant	Description	Planning Officer	Type	Consultation Response
501	<a href="#">2021/0137FUL</a>	Malthouse Lane Business Centre Malthouse Lane Commerce Park Frome	Berkley Parish Council - Beckingt on And Selwood	Mr NICK DOWDES WELL	Industrial development comprising 61 small business units to be constructed in two phases on area E2 and a single industrial building comprising 2 No. 15,000sq.ft units on area E1. Use class designations are E (g) (i) (Formerly B1a), E (g) (iii) (Formerly B1c), B2 and B8.	Full Application	Anna Clark	Please see response below table.
502	<a href="#">2021/0282/HSE</a>	56 Rodden Road Frome	Frome Berkley Down	MR H CHAPMAN	Erection of two storey rear extension, single storey side extension and detached garage.	Householder Application	Callum Pearce	No objection
503	<a href="#">2021/0394/TCA</a>	61 Lower Keyford Frome	Frome Keyford	Mr Tim Burghes	Proposed felling of 20 trees	Works/Felling Trees in a CA	Bo Walsh	Objection - We are concerned about the loss of this many trees and would like a better understanding of why these three works are required. There should be a full tree survey carried out by a qualified tree surgeon to demonstrate that the works are required and to advise on a more appropriate replacement planting scheme

ID	MDC Reference	Address	Ward	Applicant	Description	Planning Officer	Type	Consultation Response
504	<a href="#">2021/0378/LBC</a>	3 Market Place Frome	Frome Market	Mr Piers Stidston	Refurbishment to include minor internal works, replacement finishes/decorations and M&E works. Externally, change of paint colour to retained existing timber shop front and doors; replacement glazing to 2no. windows and privacy film/manifestation	Listed Building Consent	Carlton Langford	No objection in principle subject to the comments of the Conservation Officer
505	<a href="#">2021/0377/FUL</a>	3 Market Place Frome	Frome Market	Mr Piers Stidston	Refurbishment to include minor internal works, replacement finishes/decorations and M&E works. Externally, change of paint colour to retained existing timber shop front and doors; replacement glazing to 2no. windows and privacy film/manifestation	Full Application	Carlton Langford	No objection in principle subject to the comments of the Conservation Officer
506	<a href="#">2021/0276/TPO</a>	The Wool House 6 Cork Street Frome	Frome Market	Mr & Mrs Julian & Rhona Watson	TPO M218: T10 (Yew) - Crown lift by 1.5m	Works/Felling of TPO Trees		No objection

ID	MDC Reference	Address	Ward	Applicant	Description	Planning Officer	Type	Consultation Response
507	<a href="#">2021/0363/TPO</a>	The Wool House 6 Cork Street Frome	Frome Market	Mr & Mrs Julian & Rhona Watson	Horse Chestnut (T1) (M218) - Minor crown reduction on east and south side of canopy 1-2m back to previous cut points to reduce end weight on asymmetric canopy	Works/Felling of TPO Trees	Bo Walsh	No objection
508	<a href="#">2021/0348/HSE</a>	12 Trinity Street Frome	Frome Market	Mr Dom Spooner	Rear extension demolition. Erection of a rear part two storey and part single storey extension. Replacement front elevation door and windows. Work for listed building consent (No. 11 adjacent, is listed): Demolition of un-listed walls attached to a listed building side elevation. Cladding of part of the side elevation using zinc vertical sheeting over battens	Householder Application	Josh Cawsey	No objection
509	<a href="#">2021/0349/LBC</a>	12 Trinity Street Frome	Frome Market	Mr Dom Spooner	Demolition of un-listed walls attached to a listed building side elevation. Cladding of part of the side elevation using zinc vertical sheeting over battens.	Listed Building Consent	Josh Cawsey	No objection

ID	MDC Reference	Address	Ward	Applicant	Description	Planning Officer	Type	Consultation Response
510	<a href="#">2021/0357/TPO</a>	62 Locks Hill Frome	Frome Keyford	Stephen Sung	London plane (T1-T2) - crown reduce in height by 2m to leave at a height of 10m, reduce lateral branches by 2m to leave a residual lateral branch length of 5m. (amended description and location plan rec'd 03.03.2021).	Works/Felling of TPO Trees	Bo Walsh	No objection
511	<a href="#">2021/0331/TCA</a>	Holmwood Welshmill Road Frome	Frome Market	Mrs Nicola Green	T1 sycamore - remove deadwood, remove squirrel damaged branches and hangers. T2 Sycamore - remove dead branch over road. T3 Elm - Remove to ground level.	Works/Felling Trees in a CA	Bo Walsh	No objection
512	<a href="#">2021/0332/TPO</a>	7 Orchard Close Frome	Frome Park	Mr and Mrs Leathes	TPO M1052:- T1 - Oak - Prune away from structures to give a 2 metre clearance, remove epicormic growth on the stem to 6m and crown thin by 10% removing deadwood and crossing branches.	Works/Felling of TPO Trees	Bo Walsh	No objection
513	<a href="#">2021/0388/HSE</a>	18 Coronation Road Frome	Frome Berkley Down	Mrs Maxine Walker	Dropped kerb	Householder Application	Josh Cawsey	It is not clear what this application is for or where the works are proposed
514	<a href="#">2021/0402/FUL</a>	70 Forest Road Frome	Frome College	Mr and Mrs Z. Stanisha	Erection of 1no. two storey dwellinghouse	Full Application	Carlton Langford	No objection

ID	MDC Reference	Address	Ward	Applicant	Description	Planning Officer	Type	Consultation Response
515	<a href="#">2021/0498/TCA</a>	25 Nunney Road Frome	Frome Oakfield	Mr Grechyn	Leyland Cypress (T1) - Reduce height by 2m, Reduce crown by 10-20% by trimming	Works/Felling Trees in a CA	Bo Walsh	No objection
516	<a href="#">2021/0466/TCA</a>	The Blue House The Bridge Frome	Frome Market	Mr Bill Lowe (Dip TP dist.)	Chanticleer Pears - 4 in number- (G1) - fell. Rowan (T2) - reduce until the tree is 1.5 metres below the overhead cable. Strawberry Tree (T5) - fell. Monterey Cypress (T10) - fell. (T13) - reduce by 6 metres height and 3 metres spread. Poplar (T19) - Fell. Poplar (T23) - reduce the North Stem by 7 metres height and 4 metres spread. Poplar (T26) - reduce the North stem by 7 metres height and 4 metres spread. Goat Willow (T33) - fell. Birch (T36) - Fell.	Works/Felling Trees in a CA	Bo Walsh	No objection
517	<a href="#">2021/0396/ADV</a>	3 Market Place Frome	Frome Market	Mr Piers Stidston	Installation of two signs to the front elevation and a hanging sign to the side elevation.	Application to Display Adverts	Carlton Langford	No objection in principle subject to the comments of the Conservation Officer
518	<a href="#">2021/0398/LBC</a>	3 Market Place Frome	Frome Market	Mr Piers Stidston	Installation of two signs to the front elevation and a hanging sign to the side elevation.	Listed Building Consent	Carlton Langford	No objection in principle subject to the comments of the Conservation Officer



ID	MDC Reference	Address	Ward	Applicant	Description	Planning Officer	Type	Consultation Response
519	<a href="#">2021/0353/HSE</a>	8 Beechwood Avenue Frome	Frome Berkley Down	Mrs Laura Coleman	Erection of a Garden Room	Householder Application	Josh Cawsey	No objection

**2021/0137/FUL | Industrial development comprising 61 small business units to be constructed in two phases on area E2 and a single industrial building comprising 2 No. 1394sq.m units on area E1. Use class designations are E (g) (i) (Formerly B1a), E (g) (iii) (Formerly B1c), B2 and B8. | Malthouse Lane Business Centre Malthouse Lane Commerce Park Frome.**

We welcome the addition of the employment units and as discussed at our Planning Committee meeting, we would like the following taken into consideration.

We are concerned about the potential noise impacts to residents on Coalway Lane, the MDC Environmental Health response to the noise assessment will be key and we would expect that the views on the noise assessment from the Coalway Lane Residents Association will be taken into account.

The proposed cycle parking in area E1 should be relocated closer to the main building so that it is more secure and in general we would encourage more cycle storage for the individual units. As with all developments in Frome, we would support real commitment to encouraging active travel, measures such as a more ambitious travel plan, encompassing all users rather than just the larger ones, and an area of secure enclosed cycle parking which would encourage users to travel by more expensive e-bikes.'

The installation of solar panels should be considered as part of the scheme rather than leaving it to the end users, this would make the entire scheme more sustainable from the outset.

All three tiers of Council, Frome, Mendip and Somerset have declared a climate emergency and sustainable travel is one of the key issues that needs to be addressed. Commerce Park is an important employment area serving Frome and the surrounding areas, but it is not easily accessible other than by car. There is no bus service and the existing footpath link is not properly surfaced, making it unusable at times due to the weather conditions, in addition to this the path is not well signposted and is not lit, so it is not as well used as it could be. We were asked to provide a plan showing the area of path we would want to be surfaced, which can be seen here; [Commerce Park footpath \(PDF, 1 MB\)](#)

The entrance off of Pensford Way, is a public footpath (FR2/11) and the path is only tarmacked to the point where it joins FR 2/10, which is a restricted byway. As FR 2/10 is a restricted byway a suitable multi user surface, such as a type 1 compacted scalplings would be required together with the installation of bat-friendly, solar powered lights. These lights have been used successfully at Weylands and the Dippy in Frome. Reference to this route should also be made in the Travel Plan and promoted to all businesses.