

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

Date: 28 April 2022

Time: 6:00pm

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

Present:

Frome Town Planning Committee Councillors (in person): Richard Ackroyd, Mark Dorrington, Sheila Gore, Paul Horton, John Nelson & Steve Tanner

In attendance:

Members of the public: 27

Presenters: 2

Mendip District Councillors (in person): Damon Hooton & Richard Pinnock

Mendip District Councillors (via Zoom): Janine Nash

Frome Town Council Staff:

Jane Llewellyn, Planning and Development Manager

Hannah Paniccia, Assistant Finance Officer

Table 1 – Agenda items

Minute Ref	Agenda Item	Action
2022/001P	1 QUESTIONS, COMMENTS, AND INFORMATION FROM THE PUBLIC None	
2022/002P	2 APOLOGIES FOR ABSENCE Cllr Lizzie Boyle Proposed by Cllr John Nelson, seconded by Cllr Sheila Gore, agreed unanimously.	
2022/003P	3 DECLARATION OF MEMBERS INTERESTS Cllr Steve Tanner declared interest in ID 616, knows applicant reasonably well. Cllr Paul Horton declared interest in ID 828 & 829, as Cllr Paul Horton is the architect for the applications.	
2022/004P	4 TO AGREE THE MINUTES OF THE PREVIOUS MEETING The minutes of the Planning Committee meeting held on 31 March 2022 were agreed and signed by the chair Proposed by Cllr John Nelson, seconded by Cllr Richard Ackroyd, agreed unanimously	

Minute Ref	Agenda Item	Action
2022/005P	<p>5 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED – APPENDIX 1 Please see all responses in the table below, this section of the minutes records which applications were discussed at the meeting.</p> <p>ID 818 – Proposed by Cllr Mark Dorrington, seconded by Cllr Richard Ackroyd, agreed unanimously</p> <p>ID 820 – Proposed by Cllr Steve Tanner, seconded by Cllr John Nelson, agreed unanimously</p> <p>ID 827 – Proposed by Cllr Rich Ackroyd, seconded by Cllr Sheila Gore, agreed unanimously</p> <p>ID 830 – Proposed by Cllr John Nelson, agreed unanimously</p> <p>ID 831 – Proposed by Cllr John Nelson, seconded by Cllr Paul Horton, agreed unanimously</p> <p>ID 832 – Proposed by Cllr John Nelson, seconded by Cllr Mark Dorrington, agreed unanimously</p> <p>ID 835 – Proposed by Cllr John Nelson, seconded by Cllr Richard Ackroyd, agreed unanimously</p> <p>ID 836 – Proposed by Cllr Mark Dorrington, seconded by Cllr Shelia Gore, agreed unanimously</p> <p>ID 837 – Agreed unanimously</p> <p>It was agreed that the response for all 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 Paul Horton, seconded by Steve Tanner, agreed unanimously</p>	
2022/006P	<p>6 DATE OF NEXT MEETING The next meeting is TBC</p>	

The Chair closed the meeting at 8:35pm

Table 2 - Appendix 1 - Major Planning applications received

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
815	2022/0474/HSE	9 Styles Park Frome	Frome Berkley Down	Mr And Mrs Tucker	Erection of single storey rear extension and associated patio	Householder Application	Kirsty Black	No objection
816	2022/0257/HSE	34 Innox Hill Frome	Frome Market	Mr N James	Conversion of a double garage into habitable space	Householder Application	Kirsty Black	No objection
817	2022/0488/HSE	39 Great Western Street Frome	Frome Keyford	Mr E Tavendale	Creation of dormer window to rear roof elevation with velux rooflights to front roof elevation and conversion of loft to form study. Erection of front porch.	Householder Application	Kirsty Black	No objection, as long as the case officer is happy that there are no overlooking issues.
818	2022/0616/OUT	Land At 376568 146739 Marston Lane Frome	Frome Park	Gleeson Land	Outline planning application (with all matters reserved except for access) for the demolition of existing outbuildings and erection of up to 150 residential dwellings including affordable housing with the provision of vehicular, cyclist and pedestrian access onto Marston Lane alongside public open spaces, community space, children's play, sustainable urban drainage systems, hard and soft landscaping, infrastructure, and earthworks.	outline application	Anna Penn	See consultation response below table.

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
819	2022/0489/HSE	147 The Butts Frome	Frome Park	Cork	New doors and windows, partial demolition of rear extension, new skylights to rear elevation	Householder Application	Charlotte Rogers	No objection
820	2022/0471/FUL	13 Dean Close Frome	Frome Berkley Down	Mr Colin Marsh	Change of use from double garage to dwelling/studio apartment and extension	Full Application	Jennifer Alvis	Objection - this is an overdevelopment of the site and details of the parking arrangements for No 11 have not been shown and it is not clear if there is sufficient parking space for both the new and original dwelling
821	2022/0526/HSE	5 Delmore Road Frome	Frome Park	Homes	Demolition of existing side garage and rear conservatory. Erection of a two-storey side extension and a single storey rear extension	Householder Application	Charlotte Rogers	No objection
822	2022/0539/LBC	61 Vallis Road Frome	Frome Oakfield	Mr Jon Pendleton	Removal of existing lean to and construction of single storey rear extension	Listed Building Consent	Zoe MacLennan	No objection
823	2022/0546/HSE	61 Vallis Road Frome	Frome Oakfield	Mr Jon Pendleton	Removal of existing lean to and construction of single storey rear extension	Householder Application	Zoe MacLennan	No objection
824	2022/0535/HSE	15 Marston Lane Frome	Frome Park	Mr & Mrs Paxton	Construction of single storey extension, replace roof to include new dormer window, and alterations to existing fenestration	Householder Application	Josh Cawsey	No objection
825	2022/0561/HSE	42 Westover Frome	Frome Park	Mr & Mrs Loader	Erection of porch	Householder Application	Kirsty Black	No objection

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
826	2022/0699/VRC	Carphone Warehouse Wessex Fields Marston Road Frome	Frome Park	Mr Martin Chew	Variation/Removal of Condition 2 (Plans List - Plan 11063 PL Eo4) of permission 2021/2144/FUL (External alterations to retail unit including installation of plant equipment, outdoor seating area and re-configuration of car park). Condition Number(s): 2 Plans List Compliance Drawing 11063 PL Eo4 Proposed Building Elevations Conditions(s) Removal: To substitute a revised elevation drawing 11063 PL Eo4A that varies the cladding material to the south west elevation from laminate panels to composite panels that match the existing cladding panels on the building. Colour metallic silver. Substitute drawing 11063 PL Eo4 for drawing 11063 PL E o4 A	Variation or Removal of Conditions	Lorna Elstob	No objection
827	2022/0407/FUL	33 Spring Road Frome	Frome Market	Mr C Butler	Replacement detached garage/workshop	Full Application	Kirsty Black	No objection, however, as per Cllr Dunk's comments we would encourage the applicants to make the most of the solar panels and their orientation. If the orientation

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								is changed it should consider any impact on the adjoining property
828	2022/0093/LBC	25 Selwood Road Frome	Frome Market	Mr A Baylis	Erection of extension to rear elevation & internal reconfiguration	Listed Building Consent	Zoe Maclellan	No objection
829	2022/0092/HSE	25 Selwood Road Frome	Frome Market	Mr A Baylis	Erection of extension to rear elevation & internal reconfiguration	Householder Application	Zoe Maclellan	No objection
830	2022/0219/FUL	Land Adjacent To 10 Stonewall Terrace Frome	Frome Keyford	Mr Z Stanisha	Erection of 1no one-bedroom dwellinghouse. Land Adjacent To 10 Stonewall Terrace Frome	Full Application	Lorna Elstob	The change of the second bedroom to a study does not overcome our original objection. We appreciate we suggested a one-bedroom dwelling may be acceptable, but the retention of the study could still be used as a bedroom. The lack of parking is still an issue.
831	2022/0486/HSE	14 Clumber Drive Frome	Frome Market	Mrs K Ahmet	Conversion of loft into bedroom & bathroom and dormer window construction to front roof	Householder Application	Kirsty Black	Objection - The dormer window will be too prominent and dominate both the skyline and street scene
832	2022/0590/HSE	78 Windsor Crescent Frome	Frome Berkley Down	Mr R Wanigesinghe	Erection of two storey rear extension	Householder Application	Jennifer Alvis	No objection
833	2022/0622/HSE	17 Trevithick Close Frome	Frome Berkley Down	Mr & Mrs Dean Stritch	Erection of a single storey rear extension, front porch, reduction in size of existing windows and installation of bi-folding doors	Householder Application	Oliver Down	No objection, as long as the case officer is happy that there are no overlooking issues.

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
834	2022/0565/HSE	50 Rivers Reach Frome	Frome Keyford	Mr Craig Adams	Dormer loft conversion and single storey side extension	Householder Application	Jennifer Alvis	No objection
835	2022/0611/LBC	The Old Church House Church Steps Frome	Frome Market	F Rostand	Replacement front door and side light, installation of shower & toilet	Listed Building Consent	Zoe Maclellan	We welcome the fact that this property is being renovated, however the plans are insufficient for a Listed Building application
836	2022/0777/TCA	The Black Swan Guild 2 Bridge Street Frome	Frome Market	Miss Ellen Porteous	T1 - Crab Apple Tree-Removal	Works/Felling Trees in a CA	Bo Walsh	No objection
837	2022/0322/TPO	Trees Adjacent to Highway Park Road Frome	Frome Park	Mrs R Stubbs	M1205: T1-9 (London Plane) - Reduce to original pollard points over highway	Works/Felling of TPO Trees	Bo Walsh	No objection
838	2022/0685/HSE	15 Cheddar Close Frome	Frome College	Mr M and Mrs K Riddick	Erection of single storey rear extension and alterations to create new driveway in front garden	Householder Application	Oliver Down	No objection
839	2022/0650/HSE	6 Dean Close Frome	Frome Berkley Down	Mr And Mrs A Eys	Single storey front and rear extensions	Householder Application	Oliver Down	No objection
840	2022/0678/FUL	The Old Tannery Lower Keyford Frome	Frome Keyford	Mr Alex Bethell	Installation of an external walkway, access lift on rear elevation. Replacement windows and doors. Alterations to 2nd/3rd floor apartment.	Full Application	Carlton Langford	No objection

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
841	2022/0612/LBC	43 Keyford Frome	Frome Keyford	Mr Richard Conway	Replace rear windows with wooden framed double-glazing units	Listed Building Consent	Jayne Boldy	No objection
842	2022/0770/HSE	Kaylow Rosedale Walk Frome	Frome Market	Mr & Mrs Chapman	Erection of single storey rear extension	Householder Application	Kirsty Black	No objection
843	2022/0547/HSE	16 Heath Drive Frome	Frome Market	Mr W Martin	Single storey extension to the rear	Householder Application	Mr W Martin	No objection
844	2022/0540/LBC	Frome Railway Station Approach Frome	Frome Keyford	Mrs Lisa Bullock	Removal of existing CCTV cameras and installation of new CCTV cameras and associated cabling within Frome Railway Station.	Listed Building Consent	Jayne Boldy	No objection

Response to ID 818 [2022/0616/OUT](#) Land At 376568 146739 Marston Lane Frome

The Committee agreed unanimously to object to the proposals for the following reasons.

The proposed development is located outside the development limits of Frome as set out in the Mendip District Council Local Plan Part 1. We acknowledge that as Mendip cannot currently demonstrate a 5-year land supply that the National Planning Policy Framework (NPPF) applies with presumption in favour of sustainable development. We do not agree that these proposals are sustainable either socially, economically or environmentally.

It is not socially sustainable as the indicative layout shows a lot of cul-de-sacs, dividing the site into individual areas that are poorly connected. The community hub is also disconnected from most of the site and the play areas are not integrated. We acknowledge the proposed 30% affordable housing provision, but do not feel that this outweighs the overall harm of the development.

It is not economically sustainable, offering little infrastructure that does not support the growth and innovation of the town or provide any local employment opportunities.

It is not environmentally sustainable, the proposal does not protect or enhancement the natural or built environment. The proposals will involve the destruction of a large area rich in wildlife including several protected species. Replacing it with a small area of allotments and replacing it with new habitat does not outweigh the damage. We realise that an outline application is the obvious choice for the applicant, however it is not possible to accurately assess the impact of this development on biodiversity and ecology, a full application should be submitted.

Local services such as schools, sports facilities, the train station, and local health care are not easily accessible from this site.

This has been clearly demonstrated by the Civic Society in their comments –

“A primary issue is that the proposed housing is too far from the town’s major facilities to be generally walkable:

Town centre retail, leisure, community services: 1.2 miles (25 minutes)

Railway station: 1.4 miles (30 minutes)

Medical practice and health centre: 2.0 miles (40 minutes)

First and middle Schools: 1 mile (20 minutes, along a lane partially without footways). The only upper school/sixth form college is 2.2-miles (45 minutes).

These distances do not take into account the hilly terrain between the site and these destinations, which is an additional deterrent to both walking and cycling. In order to mitigate the effects of the site slope, which varies from 1:12 to 1:6, the access road has to be long and tortuous, and even so will be a daunting climb for cyclists, pushchairs, the elderly or those with mobility issues.

This makes the apparent proximity of retail facilities (supermarket, home store) on the Marston Trading Estate much less accessible than the plans would suggest. The only public transport available is the D2 bus service along Marston Lane, which is a half-hourly service at best, and more limited at evenings and weekends.”

Future residents will use their cars to access these and other town centre services. Being dependent on vehicle usage is not part of a sustainable development. There are no active travel links to the site and the proposal does not include any options for green travel. The proposed footpaths within the site would provide no benefit for pedestrians or cyclists travelling north or south along Marston Lane

The approach to the town along Marston Road, adjacent to the site, marks a Frome Gateway location. This is shown on the map on page 52 of the Frome Design Statement. Para 453 states that these locations “highlight key gateways into the town from the north, east, south and west.

These areas signify a sense of arrival and physical point of entry into the town”. To develop the proposed site would blur this edge as it acts as a clear boundary to development within the town. As a result of the above, the Frome Design Statement states that any further development to the western side of Marston Lane should not be permitted as it would be detrimental to the setting of Frome and its visibility from the surrounding countryside.

The Mendip Landscape Character Assessment (2020) reinforces this, rating the landscape character of this edge of Frome (Marston Gate to Egford Hill, Area B2.1) as “High/Very High”.

This is the only area of the six landscape areas surrounding Frome that is rated High/Very High.

The Frome Neighbourhood Plan considers the views from the A361 Marston Road to Critchill as a skyline site (site B) worthy of protection. This includes the land within the proposed site. Policy D3 in this document states that “applications for new buildings in the skyline areas identified in Figure 37 will be required to demonstrate that there will be no unacceptably detrimental impact on the skyline in these skyline areas”.

Due to the steep topography of the site, it is likely that a significant amount of engineering and terracing will be required. This would demonstrably alter the rural character of the area and its recognised landscape value.

Any development of this site would have a significant detrimental impact on the local and wider context of the area, and the landscape setting that gives the locality its identity and distinctiveness. Mendip District Council has previously rejected a proposal to allocate a development site on Marston Lane, due to its prominence on the western escarpment of Frome and this application should be refused for the same reason.

Policy DP27, set out in the Local Plan Part

2, highlights concern regarding traffic levels in Frome, as well as the wider cumulative impacts that will result. This proposal raises concerns due to the high volume of traffic that will be generated and the significant impact it will have on the surrounding highway network, particularly Marston Lane which is often busy (serving as an alternative route into the western areas of Frome) and narrow in places. Policy DP9 states that development proposals will only be supported where they make safe and satisfactory provision for all forms of transport.

In summary, this development is not sustainable, it is contrary to the Mendip Local Plan and will have an irreversible impact on the significant landscape character of this edge of Frome. For these reasons, the application must be refused.

DRAFT