

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

Date: 6 June 2024

Time: 6.30pm

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

**Present:**

Frome Town Planning Committee Councillors: Fiona Barrows, Philip Campagna, Mark Dorrington, Andy Jones, Polly Lamb and Steve Tanner

**In attendance:**

Members of the public: 2

Members of the public on Zoom: 0

Catherine Warburton, Planning and Development Officer

Hannah Watts, Assistant Finance Officer

Table 1 – Agenda items

Minute Ref	Agenda Item	Action
2023/141P	<b>1 QUESTIONS, COMMENTS, AND INFORMATION FROM THE PUBLIC</b> None	
2023/142P	<b>2 APOLOGIES FOR ABSENCE</b> Apologies from Cllr Fiona Barrows (leaving at 7.30pm) and Cllr Lisa Merryweather  Proposed by Cllr Philip Campagna, seconded by Cllr Steve Tanner, agreed unanimously.	
2023/143P	<b>3 DECLARATION OF MEMBERS’ INTERESTS</b> Dispensations from all Councillors were required as Lead Ranger Jay Hanton is the applicant as the tree works are for Victoria Park which is owned by Frome Town Council. We require dispensations to enable the meeting to be quorate as all Councillors have the same non-registerable interest as Frome Town Council is the land owner. The dispensations allow Councillors to discuss and vote on application 501. Vote on accepting the dispensations Proposed by Cllr Andy Jones, seconded by Cllr Philip Campagna, agreed unanimously  Cllr Andy Jones declared an interest in application 500 as the applicant is his friend.	
2023/144P	<b>4 TO AGREE TO THE MINUTES OF THE MEETING HELD 9<sup>th</sup> May 2024</b> Proposed by Cllr Andy Jones, seconded by Cllr Philip Campagna, agreed unanimously.	

Minute Ref	Agenda Item	Action
2023/145P	<p><b>6 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED - APPENDIX 1</b></p> <p>ID 485 - Proposed by Cllr Polly Lamb, seconded by Cllr Andy Jones, agreed unanimously.</p> <p>ID 486 - Proposed by Cllr Andy Jones, seconded by Cllr Fiona Barrows, agreed unanimously.</p> <p>ID 488 - Proposed by Cllr Steve Tanner, seconded by Cllr Andy Jones, agreed by majority. Please note Fiona Barrows abstained from the vote.</p> <p>ID 489 – Proposed by Cllr Andy Jones, seconded by Cllr Mark Dorrington, agreed unanimously.</p> <p>ID 493 – Proposed by Cllr Mark Dorrington, seconded by Cllr Fiona Barrows, agreed unanimously.</p> <p>ID 497 – Proposed by Cllr Steve Tanner, seconded by Cllr Andy Jones, agreed unanimously. Please note Fiona Barrows left before this vote took place.</p> <p>ID 502 - Proposed by Cllr Andy Jones, seconded by Cllr Steve Tanner, agreed unanimously.</p> <p>ID 505 – Proposed by Cllr Fiona Barrows, seconded by Cllr Andy Jones, agreed unanimously.</p> <p>ID 508 – Proposed by Cllr Philip Campagna, seconded by Cllr Steve Tanner, agreed unanimously.</p> <p>ID 509 – Proposed by Cllr Mark Dorrington, seconded by Cllr Philip Campagna, agreed unanimously.</p> <p>ID 511 – Proposed by Cllr Steve Tanner, seconded by Cllr Polly Lamb, agreed unanimously. Please note Fiona Barrows left before this vote took place.</p> <p>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.</p> <p>Proposed by Cllr Steve Tanner , seconded by Cllr Andy Jones, agreed unanimously. Please note Fiona Barrows left before this vote took place.</p>	
2023/145P	<p><b>7 DATE OF NEXT MEETING</b></p> <p>27 June 2024 at 6.30pm</p>	

The Chair closed the meeting at 7.40pm

Table 2 - Appendix 1 - Major Planning applications received

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
483	2024/0757/HSE	1 Purbeck Gardens Locks Hill Frome	Frome Keyford	Mendip Developments Ltd	Erection of a detached garage.	Householder Application	Jennifer Alvis	No objection in principle. However, no drawings were uploaded so difficult to properly assess the application.
484	2024/0785/LBC	25 Christchurch Street East Frome	Frome Market	Ms Louise Carver	Internal Alterations and Replacement of Windows and Back Door	listed Building Consent	Rebecca Bowran	No Objection, subject to conservation officers comments.
485	2024/0782/LBC	3 Church Street Frome	Frome Market	A Harding	Proposed exterior painting works and new roof lights. Reconfigure interior, works to toilets and stairs.	Listed Building Consent	Jayne Boldy	Support
486	2024/0407/FUL	The Lucky Chance Portway Frome	Frome Keyford	C/o Agent	Installation of 12.12kWp Solar Photovoltaic to the roof.	Full Application	Carlton Langford	Support
487	2024/0796/HSE	19 Butlers Gardens Frome	Frome Keyford	Mr G Everton	Add tiled roof over flat roof to front elevation.	Householder Application	Jane Thomas	No objection
488	2024/0778/HSE	Runnymede Little Keyford Lane Frome	Frome Keyford	D Scovell	Erection of 1no. ancillary building	Householder Application	Jane Thomas	No objection
489	2024/0799/HSE	Selwood Cottage Leys Lane Frome	Frome College	A Scott	Proposed Conversion of Outbuilding into Ancillary Accommodation with Porch	Householder Application	Anna Blackburn	No objection
490	2024/0803/LBC	73 Selwood Road Frome	Frome Market	S Kuipers	Change colour of front door.	Listed Building Consent	Rebecca Bowran	No objection
491	2024/0775/LBC	3 The Bridge Frome	Frome Market	D Williams	Removal of external signage and an external ATM	Listed Building Consent	Rebecca Bowran	No objection providing repaired to conservation officers standards.

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ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
492	2024/0789/HSE	33 Spring Road Frome	Frome Innox	B Horne	Erection of a side extension to accommodate new garden room and rear extension for a new boiler room.	Householder Application	Jane Thomas	No objection
493	2024/0113/FUL	Land At 377398 148155 Castle Street Frome	Frome Market	K & K Whitmore	Erection of 1no two storey 3 bedroom dwelling and garden studio with alteration and rebuilding of boundary stone wall	Full Application	Lorna Elstob	FTC are pleased to see that previous comments have been taken on board and are happy to support the new proposals.
494	2024/0784/LBC	13 Sheppards Barton Frome	Frome Market	Ms Clare Lyall	Alteration of rear outshot door and window	Listed Building Consent	Anna Blackburn	No objection, but would prefer to see a more traditional looking door better suited to the age of the property.
495	2024/0783/FUL	13 Sheppards Barton Frome	Frome Market	Ms Clare Lyall	Alteration of rear outshot door and window	Full Application	Anna Blackburn	No objection, but would prefer to see a more traditional looking door better suited to the age of the property.
496	2024/0819/HSE	30 Nunney Road Frome	Frome Oakfield	Ms R Fine	Single storey rear extension and two new fenestrations on existing west elevation.	Householder Application	Kirsty Black	No objection
497	2024/0821/TPO	North Hill Mews North Parade Frome	Frome Market	Jenny Dove	T1 Box Elder - Fell - M1167	Works/Felling of TPO Trees	Bo Walsh	Objection. There is not enough evidence that this TPO tree is causing the issue and it is more likely to be an issue with building foundations themselves. Defer to Somerset Tree Officer.
498	2024/0833/TCA	58 Somerset Road Frome	Frome Park	Dominic Sharp	A - Birch - Fell, B - Leylandii - Fell, C - Leylandii - Fell	Works/Felling Trees in a CA	Bo Walsh	Defer to Somerset Tree Officer
499	2024/0838/FUL	7 Badcox Frome	Frome Market	Lotties Frome Ltd	Single storey rear extension with flat roof	Full Application	Jennifer Alvis	No objection

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
500	2024/0847/TCA	74 Nunney Road Frome	Frome Oakfield	Roger Saunders	T1 Reduce Sycamore by 2.5m	Works/Felling Trees in a CA	Bo Walsh	Defer to Somerset Tree Officer
501	2024/0889/TCA	Victoria Park Park Road Frome	Frome Park	Mr Jay Hanton	T3, T7 & T37 - Elm - Fell T486 - Cut Leaved beech - Entirely remove the dead and dying branches throughout the crown.	Works/Felling Trees in a CA	Bo Walsh	Defer to Somerset Tree Officer
502	2024/0849/FUL	Land At 377930 146948 Feltham Drive Frome	Frome Keyford	Ms Duke	Erection of 1no. Bungalow.	Full Application	Carlton Langford	Support
503	2024/0854/TCA	Wallbridge Mills The Retreat Frome	Frome Keyford	O'Hanlon	T1 & T2 - Goat Willow - Remove, cutting the stump close to ground level.	Works/Felling Trees in a CA	Bo Walsh	Defer to Somerset Tree Officer
504	2024/0835/HSE	79 Nunney Road Frome	Frome Oakfield	Mr & Mrs Bartram	Removal of existing garden party wall and erection of new single storey extension.	Householder Application	Kirsty Black	No objection
505	2023/1970/FUL	John Snelgrove Limited Victoria Road Frome	Frome Keyford	Mr Kelly	Change of use of office building to provide 3no residential units, (Use Class C3). (Revised information received 21/05/2024)	Full Application	Carlton Langford	Objection maintained
506	2024/0848/HSE	40 Green Lane Frome	Frome Park	Cleo Mary Palmer	Erection of a single storey rear extension	Householder Application	Jane Thomas	No objection
507	2024/0879/TPO	Portway Steps Vicarage Street	Frome Market	Sasha Butler	T1 - Beech (TPO M1008) Remove 3 small lowest lateral branches & reduce all lateral branches by 1m going towards property.	Works/Felling Trees in a CA	Bo Walsh	Defer to Somerset Tree Officer

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ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
508	2024/0918/PED	Edwin Sims House Vallis Road Frome	Frome Market	Vinesh Aggarwal	Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to zono. (Flats) Dwellinghouses (Use Class C3).	Prior App CoU E to C3 Dwellinghouse	Jane Thomas	FTC feel that they don't have enough experience to determine whether Prior Approval is needed, however would have expected a full application to come forward for comment due to the size and location of the proposal.
509	2024/0888/HSE	20 Marston Close Frome	Frome Keyford	Mr Chris Melvin	Installation of Air Source Heat Pump	Householder Application	Jane Thomas	FTC are concerned that neighbours have not been consulted and would like to see neighbours consulted before making a decision.
510	2024/0894/HSE	26 Nunney Road Frome	Frome Oakfield	Mr & Mrs Hopi Allard	Loft conversion with rear flat roof dormer and rooflight to front elevation.	Household Application	Kirsty Black	No objection, however would prefer that the roof light to the front elevation is a conservation light.
511	2024/0939/LBC	Rook Lane Chapel Bath Street Frome	Frome Market	Mr Richard Paige	Installation of free standing EV charging post	Listed Building Consent	Rebecca Bowran	No objection
512	2024/0929/TCA	20 Goulds Ground Frome	Frome Market	Blazevic	T1 - Holm Oak - Crown-lift to 6m, reduce spread by 2-3m. T2 - Sycamore - Crown-lift to 6m. T3 - Sycamore - Remove single large lower limb that extends west, parallel with boundary.	Works/Felling Trees in a CA	Bo Walsh	Defer to Somerset Tree Officer

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
513	2024/0937/TPO	4 Collett Way Frome	Frome Berkely Down	Sudbury	T1 - Oak - Reduce lateral branches by up to 3m with pruning cuts not exceeding 150mm in diameter. All dead wood will be removed. T2 - Oak - Thin the overall canopy of the tree by 30% & crown raise the lower tertiary branches by approx 2-3m with pruning cuts not exceeding 100mm in diameter.	Works/Felling Trees of TPO Trees	Bo Walsh	Defer to Somerset Tree Officer