

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

Date: 10 October 2024

Time: 6.30pm

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

Present:

Frome Town Planning Committee Councillors: Philip Campagna, Mark Dorrington, Lisa Merryweather, Steve Tanner, Polly Lamb

In attendance:

Somerset Councillors on Zoom: 0

Somerset Councillors in person: Cllr Helen Kay

Members of the public in person: 0

Members of the public on Zoom: 0

Jane Llewellyn, Planning and Development Manager

Catherine Warburton, Planning and Development Officer

Becca Evans, Business Administrator

Table 1 – Agenda items

Minute Ref	Agenda Item	Action
2023/177P	1 QUESTIONS, COMMENTS, AND INFORMATION FROM THE PUBLIC None	
2023/178P	2 APOLOGIES FOR ABSENCE Cllr Fiona Barrows, Cllr Andy Jones. Proposed by Cllr Steve Tanner, seconded by Cllr Polly Lamb, agreed unanimously.	
2023/179P	3 DECLARATION OF MEMBERS’ INTERESTS None	
2023/180P	4 TO AGREE TO THE MINUTES OF THE MEETING HELD 19 September 2024 Proposed by Cllr Steve Tanner, seconded by Cllr Mark Dorrington, agreed majority. Cllr Polly Lamb and Cllr Lisa Merryweather abstained.	
2023/181P	5 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED – APPENDIX 1 ID 581 - Proposed by Cllr Mark Dorrington, seconded by Cllr Philip Campagna, agreed unanimously. ID 588 - Proposed by Cllr Philip Campagna, seconded by Cllr Mark Dorrington, agreed unanimously. ID 583 - Proposed by Cllr Mark Dorrington, seconded by Cllr Steve Tanner, agreed unanimously. ID 586 - Proposed by Cllr Steve Tanner, seconded by Cllr Mark Dorrington, agreed majority. Philip Campagna 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 Mark Dorrington, seconded by Cllr Steve Tanner, agreed unanimously.	
2023/182P	9 DATE OF NEXT MEETING Thursday 31 st October at 6.30pm	

The Chair closed the meeting at 7.30pm

Table 2 - Appendix 1 - Major Planning applications received

DRAFT

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
580	2024/1631/TCA	35 Fromefield Frome	Frome College Ward	Feldwick	T1 - Yew: Remove the yew, cutting the stump close to ground level.	Works/Felling Trees in a CA	Bo Walsh	There is insufficient evidence for why the tree needs to be felled and whether this is the correct option compared to maintenance.
581	2024/1636/FUL	Land To The Rear Of 3 Gentle Street Frome	Frome Market Ward	M & A Sims	Change of use and conversion of existing garages 8-10 building to form two bed holiday let.	Full Application	Carlton Langford	Objection. The proposal is unsuitable as a domestic property as per the previous refusal. The users of the property will be compromised by car noise, fumes, and headlights from the existing usage of the site, as well as having little to no amenity space. Furthermore, the proposal is sited at a particularly tight junction within the car park, and if cars were parked alongside the property as indicated in the plans, may make the passage of other vehicles difficult.

582	2024/1637/LBC	Land To The Rear Of 3 Gentle Street Frome	Frome Market Ward	M & A Sims	Change of use and conversion of existing garages 8-10 building to form two bed holiday let.	Listed Building Consent	Carlton Langford	Objection. The proposal is unsuitable as a domestic property as per the previous refusal. The users of the property will be compromised by car noise, fumes, and headlights from the existing usage of the site, as well as having little to no amenity space. Furthermore, the proposal is sited at a particularly tight junction within the car park, and if cars were parked alongside the property as indicated in the plans, may make the passage of other vehicles difficult.
583	2024/1714/LBC	20 Castle Street Frome	Frome Market Ward	A Ellis	Single-storey rear extension to replace outbuildings & reinstatement of window to front elevation.	Listed Building Consent	Anna Blackburn	FTC support this application and are pleased to see the property being repaired and renovated.
584	2024/1713/HSE	20 Castle Street Frome	Frome Market Ward	A Ellis	Single-storey rear extension to replace outbuildings & reinstatement of window to front elevation.	Householder Application	Anna Blackburn	FTC support this application and are pleased to see the property being repaired and renovated.
585	2024/1738/FUL	Marks And Spencer Simply Foods Kingsway Frome	Frome Market Ward	P Marsden	Proposed application for the installation of replacement roof mounted plant equipment	Full Application	Connor Chapman	No objection

586	2024/1715/FUL	Unit D Station Approach Frome	Frome Keyford Ward	P A Collins	Change of use of basement to winery and ancillary cellar door service.	Full Application	Connor Chapman	FTC have no objection in principle to the change of use proposal. However, FTC are growing increasingly concerned for the amenity of neighbouring residents and would like to see this proposal conditioned, if the deciding officer is minded to approve the application. Firstly, FTC would like to see the licensing hours and hours of operation restricted inline with other businesses on the site. Secondly, for the specific use, that of a winery and ancillary cellar door service, to be conditioned and monitored; it would not be acceptable for this to be or to become a bar/bistro/restaurant site.
587	2024/1744/LBC	3 Wine Street Frome	Frome Market Ward	Ms Cierra Block	Proposed works to Replace locks and letterbox on front door, Lower mortice deadlock, Painting front door, Painting side door to match front door, Repair and patch door, Fitting sash locks on window in dining room	Listed Building Consent	Rebecca Bowran	No objection

588	2024/0428/RE M	Land North And South Of Sandys Hill Lane Frome	Frome Keyford Ward	Miss Eve Warwick	Application for approval of reserved matters following outline approval 2019/1671/OTS pursuant to condition 4, comprising the erection of 1 retail unit with associated landscaping, parking and servicing arrangements, along with details submitted pursuant to Condition 2 (Design, Green Infrastructure, Energy & Phasing. (Revised information received 02/10/2024).	Reserved Matters Application	Jane Thomas	FTC maintain previous objections. FTC feel that the proposed HGV access is still unsafe.
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