

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

Date: 18 July 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, Lisa Merryweather, Steve Tanner

**In attendance:**

Members of the public: 0

Members of the public on Zoom: 0

Catherine Warburton, Planning and Development Officer

Table 1 – Agenda items

Minute Ref	Agenda Item	Action
2023/152P	<b>1 QUESTIONS, COMMENTS, AND INFORMATION FROM THE PUBLIC</b> None	
2023/153P	<b>2 APOLOGIES FOR ABSENCE</b> Cllr Andy Jones Proposed by Cllr Steve Tanner, seconded by Cllr Mark Dorrington, agreed unanimously.	
2023/154P	<b>3 DECLARATION OF MEMBERS’ INTERESTS</b> All Councillors declared an interest in Application 531 as Peter Wheelhouse, Economic Development & Regeneration Manager & Deputy Town Clerk was the applicant. Councillors signed dispensations in anticipation to allow Councillors to discuss the application, however the application was not discussed as Catherine Warburton notified the Planning Committee that revised plans are being submitted and will come back to a future Planning Committee once the amended plans have been processed through Somerset Council’s Planning system.	
2023/155P	<b>4 TO AGREE TO THE MINUTES OF THE MEETING HELD 27 June 2024</b> Proposed by Cllr Fiona Barrows, seconded by Cllr Philip Campagna, agreed unanimously.	
2023/156P	<b>6 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED – APPENDIX 1</b> ID 528 - Proposed by Cllr Steve Tanner, seconded by Cllr Mark Dorrington, agreed unanimously. ID 534 - Proposed by Cllr Steve Tanner, seconded by Cllr Fiona Barrows, agreed unanimously. ID 538 - Proposed by Cllr Mark Dorrington, seconded by Cllr Philip Campagna, agreed unanimously.  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 Fiona Barrows, seconded by Cllr Lisa Merryweather, agreed unanimously.	
2023/157P	<b>7 DATE OF NEXT MEETING</b> 8 August 2024 at 6.30pm	

The Chair closed the meeting at 6.53pm

Table 2 - Appendix 1 - Major Planning applications received

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
528	<a href="#">2024/1179/PED</a>	Natwest Bank 4 Market Place Frome	Frome Market	Mrs L Brindley	Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to 2no. flats on upper floor (Use Class C3).	Prior App CoU E to C3 Dwellinghouse	Jane Thomas	Object - we believe this application will require full planning for change of use as a listed building and a prominent and important building within the town centre conservation area.
529	<a href="#">2024/1083/LBC</a>	18 Catherine Street Frome	Frome Market	Mr Tim Zorian- Lynn	Single storey rear extension	Listed Building Consent	Kirsty Black	No Objection
530	<a href="#">2024/1082/HSE</a>	18 Catherine Street Frome	Frome Market	Mr Tim Zorian- Lynn	Single storey rear extension	Householder Application	Kirsty Black	No Objection
531	<a href="#">2024/1099/FUL</a>	Frome Town Football Club Berkley Road	Frome Berkley Down	Mr Peter Wheelhou se	New changing room & physio building and clubhouse renovation.	Full Application	Lorna Elstob	No Objection
532	<a href="#">2024/1008/HSE</a>	55 Keyford Frome	Frome Keyford	M Soltys	Replacement of rear lean-to roof.	Householder Application	Jane Thomas	No objection
533	<a href="#">2024/1009/LBC</a>	55 Keyford Frome	Frome Keyford	M Soltys	Replacement of rear lean-to roof.	Listed Building Consent	Jane Thomas	No objection
534	<a href="#">2024/1116/HSE</a>	6 Nunney Road Frome	Frome Oakfield	Mr & Mrs Mellen	Replace an existing rear conservatory with a ground floor kitchen extension and first floor bedroom.	Householder Application	Jane Thomas	As this is in the conservation area, FTC have no objection to the proposals providing that the conservation officer also has no objection. FTC also have no objection providing that there is no overlooking to neighbours to the rear of the property.

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
535	<a href="#">2024/1151/HSE</a>	Bradley Little Keyford Lane Frome	Frome Keyford	Ms Ranson	Removal of existing garage and associated store buildings with new extension to the rear, side and front. New internal layouts with new roof associated works to front garden and boundary wall with new parking layout with an extended dropped kerb	Householder Application	Kirsty Black	No objection
536	<a href="#">2024/1162/HSE</a>	34 Rivers Reach Frome	Frome Keyford	Mr Harry Burge	Loft Conversion and insertion of dormer window and velux	Householder Application	Jane Thomas	No objection
537	<a href="#">2024/1184/TCA</a>	Cedar Cottage Long Ground Frome	Frome Keyford	Mrs Sarah Thomas	Large tree (species unknown) Proposed to remove branches overhanging neighbours property and shared driveway.	Works/Felling Trees in a CA	Bo Walsh	FTC have no objection to necessary tree works and defer to Somerset Tree Officer.
538	<a href="#">2024/1166/HSE</a>	17 Aspen Close Frome	Frome College	D Searle	Erection of rear extension.	Householder Application	Anna Blackburn	No objection providing that there are no adverse impacts on the adjoining neighbour.
539	<a href="#">2024/1214/TCA</a>	Garston House Portway Frome	Frome Market	Garston Vets Frome	Lime - Crown lifting to 5.2m Magnolia - Crown reduced by 1-2m.	Works/Felling Trees in a CA	Bo Walsh	FTC have no objection to necessary tree works and defer to Somerset Tree Officer.
540	<a href="#">2024/1204/TCA</a>	The Chantry Gentle Street Frome	Frome Market	Ash Khandekar	T1 Taxus baccata - 1-2m reduction of crown T2 Laurus nobilis - Reduce tree to lower growth, approximately 2-2.5m	Works/Felling Trees in a CA	Bo Walsh	FTC have no objection to necessary tree works and defer to Somerset Tree Officer.

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
541	<a href="#">2024/1203/TCA</a>	35 Innox Hill Frome	Frome Innox	Dr Mark Vose	T1 Taxus baccata - Crown to be reduced by 2-3m T2 Fagus sylvatica - Prune back to previous points (2-3 metres) and thinning the internal crown. T3 Fagus sylvatica - Reduce back by 2-3m & thin the internal crown. T4 Fagus sylvatica - Reduce tree by 3-4m and thin the internal crown.	Works/Felling Trees in a CA	Bo Walsh	FTC have no objection to necessary tree works and defer to Somerset Tree Officer.
542	<a href="#">2024/1186/HSE</a>	Thorpe House 27 Bath Road Frome	Frome Market	Mr Matt Prall	Proposed single storey rear extension to dwelling, with alteration to roofline and new enlarged opening. retaining wall to front garden to extend the parking and turning area	Householder Application	Kirsty Black	No objection