

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

Date: 19 September 2024

Time: 6.30pm

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

Present:

Frome Town Planning Committee Councillors: Steve Tanner, Mark Dorrington, Andy Jones, Philip Campagna

In attendance:

Somerset Councillors on Zoom: Helen Kay

Frome Councillors: Anne Hills

Members of the public in person: 1

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
2023/171P	1 QUESTIONS, COMMENTS, AND INFORMATION FROM THE PUBLIC None	
2023/172P	2 APOLOGIES FOR ABSENCE Cllr Fiona Barrows, Cllr Lisa Merryweather and Cllr Polly Lamb. Proposed by Cllr Steve Tanner, seconded by Cllr Mark Dorrington, agreed unanimously.	
2023/173P	3 DECLARATION OF MEMBERS' INTERESTS None	
2023/174P	4 TO AGREE TO THE MINUTES OF THE MEETING HELD 18 July 2024 Proposed by Cllr Philip Campagna, seconded by Cllr Mark Dorrington, agreed unanimously.	
2023/175P	5 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED – APPENDIX 1 ID 570 - Proposed by Cllr Steve Tanner, seconded by Cllr Philip Campagna, agreed unanimously. ID 574 - Proposed by Cllr Mark Dorrington, seconded by Cllr Andy Jones, agreed unanimously. ID 576 - Proposed by Cllr Philip Campagna, seconded by Cllr Steve Tanner, agreed unanimously. ID 578 - Proposed by Cllr Steve Tanner, 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 Andy Jones, seconded by Cllr Mark Dorrington, agreed unanimously.	
2023/176P	9 DATE OF NEXT MEETING 10 October 2024 at 6.30pm	

The Chair closed the meeting at 7.25pm

Table 2 - Appendix 1 - Major Planning applications received

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
570	2024/1505/FUL	22 - 23 And 23A Market Place Frome	Frome Market Ward	F Vernon	Change of use of the upper floors of 22/23 and 23a Market Place from commercial space (E Use Class) to a 12-bed HMO (Sui Generis), associated works, including a new shopfront.	Full Application	Carlton Langford	Frome Town Council have chosen to defer their comments pending further discussions with the applicant.
571	2024/1506/LBC	22 - 23 And 23A Market Place Frome	Frome Market Ward	F Vernon	Change of use of the upper floors of 22/23 and 23a Market Place from commercial space (E Use Class) to a 12-bed HMO (Sui Generis), associated works, including a new shopfront and blocking up of an internal archway.	Listed Building Consent	Carlton Langford	Frome Town Council have chosen to defer their comments pending further discussions with the applicant.
572	2024/1507/TPO	The Wool House 6 Cork Street Frome	Frome Market Ward	Watson	T1-Horse Chestnut - Reduce side and top by up to 2 meters. M218.	Works/Felling of TPO Trees	Bo Walsh	No objection to necessary tree works. Defer to Somerset Tree Officer.
573	2024/1552/LBC	10 Sheppards Barton Frome	Frome Market Ward	Ms Gemma Evans	Replace degraded stone jambs and heads on ground floor and first floor front windows. Remove paint from stone work	Listed Building Consent	Rebecca Bowran	No objection
574	2024/1545/FUL	13 - 14 Christchurch Street West Frome	Frome Market Ward	I Webb	Change of use of public house to offices for a temporary period of three years. No internal or external alterations proposed.	Full Application	Connor Chapman	Frome Town Council support the temporary change of use to bring the building back into use. However, FTC are keen to note that any future application for a permanent change of use,

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ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
								including residential, should see a comprehensive marketing exercise carried out for the property's current public house use.
575	2024/1558/TCA	90 Oakfield Road Frome	Frome Oakfield Ward	Jeffery	T1 - Cypress. Cut back overhanging lateral branches by 2m.	Works/Felling Trees in a CA	Bo Walsh	No objection to necessary tree works. Defer to Somerset Tree Officer.
576	2024/1551/HSE	35 Long Ground Frome	Frome Keyford Ward	J Carney	Erection of single storey side extension.	Householder Application	Connor Chapman	Frome Town Council have no objection to the principle of the extension, however the design is unsympathetic to the host house and we would prefer to see a more harmonious design.
577	2024/1574/HSE	9 Orchard Close Frome	Frome Park Ward	Mr And Mrs Fox	Erection of single-storey front extension.	Householder Application	Jane Thomas	No objection
578	2024/1570/HSE	62 Whitewell Road Frome	Frome Park Ward	Aster	Demolition of existing WC outhouse, proposed new single storey rear extension with disabled access.	Householder Application	Connor Chapman	No objection subject to no impact on neighbours amenity,
579	2024/1576/VRC	Unit G1 Frome Business Park Manor Road Frome	Frome Keyford Ward	Mr David Nicholson	Variation of condition 2 (Plans List) on consent 2021/2721/FUL (Erection of a new building as expansion of existing business space on site for office; research and development; and light industrial use (Use Class E).	Variation or Removal of Conditions	Carlton Langford	Providing no objection from Highways and no increased impact on residents on Little Keyford Road, no objection.