

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

Date: 29 August 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, Lisa Merryweather and Steve Tanner

**In attendance:**

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

Hannah Watts, Assistant Finance Officer

Table 1 – Agenda items

Minute Ref	Agenda Item	Action
2023/165P	<b>1 QUESTIONS, COMMENTS, AND INFORMATION FROM THE PUBLIC</b> None	
2023/166P	<b>2 APOLOGIES FOR ABSENCE</b> No apologies received	
2023/167P	<b>3 DECLARATION OF MEMBERS’ INTERESTS</b> Cllr Mark Dorrington declared an interest in ID 568 as the applicant is a relative. Cllr Mark Dorrington left the room when this one was discussed.	
2023/168P	<b>4 TO AGREE TO THE MINUTES OF THE MEETING HELD 18 July 2024</b> Proposed by Cllr Mark Dorrington, seconded by Cllr Philip Campagna, agreed by majority.	
2023/169P	<b>5 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED – APPENDIX 1</b> ID 553 - Proposed by Cllr Philip Campagna, seconded by Cllr Fiona Barrows, agreed unanimously. ID 555 - Proposed by Cllr Mark Dorrington, seconded by Cllr Fiona Barrows, agreed unanimously. ID 559 - Proposed by Cllr Lisa Merryweather, seconded by Cllr Andy Jones, agreed unanimously. ID 566 - Proposed by Cllr Lisa Merryweather, seconded by Cllr Andy Jones, agreed unanimously. ID 568 - Proposed by Cllr Steve Tanner, seconded by Cllr Andy Jones, agreed by majority. Cllr Fiona Barrow abstained from this vote. Please note Cllr Mark Dorrington left the room when this discussion and vote took place due to his declaration in interest.  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 Philip Campagna, agreed unanimously.	
2023/170P	<b>9 DATE OF NEXT MEETING</b> 19 September 2024 at 6.30pm	

The Chair closed the meeting at 7.17pm

Table 2 - Appendix 1 - Major Planning applications received

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
552	<a href="#">2024/1330/FUL</a>	Rook Lane Chapel Bath Street Frome	Frome Market Ward	Mr Richard Paige	Installation of a free standing EV Charging post in soft landscape.	Full Application	Kirsty Black	No Objection
553	<a href="#">2024/1240/FUL</a>	43 St Johns Road Frome	Frome Berkley Down Ward	Ms Stephanie Cake	Erection of bin store, creation of concrete path & low-level retaining wall.	Full Application	Jane Thomas	FTC have no objection to the bin store and appreciate the efforts to tidy the area and make it better for residents. However, we would prefer to see the hedge retained, which would also help to disguise the bin store. We also suggest that Aster double check the somerset recycling requirements as residents are provided with bags and boxes, rather than wheeliebins, so the proposal may not be suitable for the site.
554	<a href="#">2024/1346/HSE</a>	23 Stourton View Frome	Frome Park Ward	A Sprules	Replacement of existing rear conservatory with new rear conservatory	Householder Application	Kirsty Black	No objection
555	<a href="#">2024/1366/TPO</a>	Plane Tree House 37 Marston Road	Frome Park Ward	Lisa Cook	London Plane (T1) - Fell & replant Copper Beech tree. (M1355)	Works/Felling of TPO Trees	Bo Walsh	While FTC have sympathy for the applicant and the situation with their allergies, we feel that there are unanswered questions in the application, such as the severity of the allergies, the certainty as to whether it is the tree causing them, and whether other options have been looked at the mediate the situation before the decision to

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								fell. Defer to Somerset Tree Officer.
556	<a href="#">2024/1376/TPO</a>	5 Vallis Court Vallis Way Frome	Frome Market Ward	Bignell	Sycamore (T1) - Prune back branches on building side of tree to give a clearance of 2-2.5m. Reduce long low lateral branch that extends over path & gate back to a suitable side branch approx. 3m. Sycamore (T2) - Remove 1st tertiary branch that extends over the path towards the gate. Prune back branches on building side of tree to give a 2-2.5m lateral clearance. Sycamore (T3) - Prune back branches on building side of the tree to give a lateral clearance of 2-2.5m from the building. Remove the lowest 2 tertiary branches on the building side. (M219)	Works/Felling of TPO Trees	Bo Walsh	No objection to necessary tree works. Defer to Somerset Tree Officer.
557	<a href="#">2024/1371/TPO</a>	Easthill Lodge Styles Hill Frome	Frome Berkely Down Ward	Dr Chris Ellis	Horse chestnut (T1) - Prune the lower limb over garden boundary by 2-3m & mid/upper canopy by 1-2m on the garden side of the canopy only. Remove epicormic on main stem so that there's a clear stem to 5m. (M246)	Works/Felling of TPO Trees	Bo Walsh	No objection to necessary tree works. Defer to Somerset Tree Officer.

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558	<a href="#">2024/1378/HSE</a>	7 The Butts Frome	Frome Highpoint Ward	Mrs Tanya Hudson	Replacement of single storey side extension with enlarged single storey side extension (Alterations to roof design following approval 2022/1276/HSE)	Householder Application	Jane Thomas	No Objection
559	<a href="#">2024/1380/ADV</a>	The Westway Shopping Centre Frome	Frome Market Ward	Petrie	Updating 29 existing signs	Application to Display Adverts	Anna Blackburn	FTC support the applicants intention to improve the look of the shopping centre and by doing so, support the traders. As such, we have no objection to the application. FTC are keen to note that if the signage is being updated, that it would be a good opportunity to repair the clock on the Scott Road elevation at the same time and would welcome a conversation with the applicants regarding this.
560	<a href="#">2024/1370/HSE</a>	Hazon Clink Road Frome	Frome Berkely Down Ward	E Thomson	Extensions and alterations to dwelling.	Householder Application	Kirsty Black	No objection
561	<a href="#">2024/1398/HSE</a>	Elmleigh Berkely Road Frome	Frome Berkely Down Ward	Mr And Mrs Faers	Widen existing vehicular access, rebuild and enlarge garage, paint existing pebbledash white and construct detached outbuilding.	Householder Application	Jane Thomas	No objection
562	<a href="#">2024/1431/CLP</a>	69 Westover Frome	Frome Park Ward	Mr & Mrs Gulliver	Extend existing detached garage	Certificate of Proposed	Kirsty Black	No objection

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						Use/Development		
563	<a href="#">2024/1456/LBC</a>	20 Castle Street Frome	Frome Market Ward	Mr Andrew Ellis	Amend external material of previously approved cat slide dormer from hanging tile and lead cheeks to all lead	Listed Building Consent	Rebecca Bowran	No objection
564	<a href="#">2024/1451/TCA</a>	21 Wine Street Frome	Frome Market Ward	Anthias	G1-Damson (Prunus)-Four, tall (8m) and semi-mature rooted at the rear boundary. Unsuitable for position. Fell to ground level and treat stumps with EcoPlug Max. T1-Fig (Ficus acaria) Mature at boundary wall. Reduce height and spread by 1.5m-2m thin by 20% and shape.	Works/Felling Trees in a CA	Bo Walsh	No objection to necessary tree works. Defer to Somerset Tree Officer.
565	<a href="#">2024/1449/HSE</a>	21 Portway Frome	Frome Keyford Ward	M Gager	Demolish existing 'lean to' structure and construct new infill extension to the rear elevation (amended 19th August 2024)	Householder Application	Kirsty Black	No objection
566	<a href="#">2024/1465/HSE</a>	The Old Presbytery 2 Westend Court Frome	Frome Market Ward	Mr J Haines	Erection of shed following demolition of existing shed.	Householder Application	Kirsty Black	No objection to the proposal of a replacement shed, however would like to see it conditioned that it will used for storage/incidental use and will not be used for commercial use. This is to protect neighbours amenity.

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
567	<a href="#">2024/1414/HSE</a>	101 St Johns Road Frome	Frome Berkely Down Ward	Mr & Mrs Walker	Erection of single storey rear extension.	Householder Application	Jane Thomas	No objection
568	<a href="#">2024/1478/HSE</a>	6 Tankeys Close Frome	Frome College Ward	Mr Harrison	Demolish existing detached garage and erect two storey side extension with porch. Creation of two extra car parking spaces and dropped kerb to front of property.	Householder Application	Kirsty Black	FTC have no objection to the principle of the extension, however are concerned that the two storey extension will cause of a loss of light to the neighbours gable window. FTC are also concerned about the small gap left between the proposed extension and the neighbours garage; FTC are concerned that this will cause maintenance and damp issues due to the narrowness of it. It would be better that the proposed extension was smaller, leaving a service strip to be able to maintain both walls and allow evaporation of water, or that the extension will be built up to and absorbing the wall (with necessary structural work incorporated) and a party wall agreement in place.
569	<a href="#">2024/1479/HSE</a>	48 Delmore Road Frome	Frome Park Ward	Mr S Shields	Proposed replacement garage	Householder Application	Kirsty Black	No objection