



# FROME TOWN COUNCIL

*making Frome a better place*



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

Date: Thursday 5 December 2013  
 Time: 6.00pm  
 Venue: Saxonvale Centre, Garsdale, Frome, BA11 1RZ

**Present:**

Councillors: Dickon Moore (Deputy Chair) Tricia Golinski, Damon Hooton

**In attendance:**

5 Members of the public  
 Deputy Young Mayor Alex Shingler  
 Jane Llewellyn, Planning and Development Officer  
 Lyndsey Haines, Office Apprentice

Minute Ref	Agenda Item	Action
2013/106P	<b>The Meeting opened at 6.20pm due to transport delays.</b>	
2013/107P	<p><b>1 PUBLIC PARTICIPATION</b></p> <p>Gerald Quartley wished Cllrs and staff at Frome Town Council a Merry Christmas and thanked the Council for all the work that it does.</p> <p>Margaret Merrill complained that the leaves from 13 Somerset Road onwards on the pavement are slippery. This is also the case for Vicarage Street. This is to be put on TCR for the Outside Services team to investigate further.</p>	
2013/108P	<p><b>2 APOLOGIES FOR ABSENCE</b></p> <p>Apologies for absence were received from Cllrs Graham Burgess, Carole Bullen, Pippa Goldfinger, Helen Sprawson-White and Young Mayor Cara Honey.</p> <p><b>DECLARATION OF MEMBERS INTERESTS</b></p> <p>Cllr Hooton made a declaration that his views on any items on this agenda as an FTC Cllr were not necessarily those as his role as a MDC Cllr.</p> <p><b>MINUTES</b></p> <p>The minutes of the Planning Sub Committee meeting held on 14 November 2013, were approved as a true record of the meeting and signed by the Chairman.</p>	
2013/109P	<p><b>3 FOR INFORMATION - MENDIP DC DECISIONS AND ENFORCEMENTS</b></p> <p>There were no decisions and enforcements issued by Mendip District Council.</p>	
2013/110P	<b>The Planning and Development Officer informed Cllrs that the Frontier Estates application for Land at Garsdale had been received.</b>	
2013/111P	<p><b>4 FOR DECISION – PLANNING APPLICATIONS</b></p> <p>Members considered the planning applications and made the consultation responses.</p> <p>The following applications were raised for discussion:          ID – 196</p>	



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	<p>ID – 199 ID – 200 ID – 201</p> <p>The remaining applications were not raised for discussion and it was recommended that the decision be left to the planning officer following consultation.</p> <p>The detailed responses are attached.</p>	
<b>2013/113P</b>	<b>5 DATE OF NEXT MEETING</b> Tuesday 7 <sup>th</sup> January 2014 at 6.00pm, Town Council Offices, Palmer Street, BA11 1DS	

- The Chairman closed the meeting at 6.45pm



# FROME TOWN COUNCIL

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192	2013/204 9	13/11/201 3	04/12/1 3	9 Redland Terrace, Frome, Somerset, BA11 1HT		Mrs Faye Penfold	Rear (north east) single storey extension	DEL	Conrad Rodzaj	Householder	05/12/ 2013	Decision to be left to planning officer following consultation responses
193	2013/223 3/HSE	14/11/201 3	05/12/1 3	28 Delmore Road, Frome, Somerset, BA11 4EG		Mrs Victoria Gregory	Proposed side extension. Replacement of flat roof to rear of house with pitched roof	DEL	Conrad Rodzaj	Householder	05/12/ 2013	Decision to be left to planning officer following consultation responses
194	2013/227 9/HSE & 2013/228 0/LBC	14/11/201 3	05/12/1 3	39 Vallis Way, Frome, Somerset BA11 3BA		Mr D and Mrs E Saner	Internal amendments to previously approved applications 2012/1108	DEL	Conrad Rodzaj	Householder	05/12/ 2013	Decision to be left to planning officer following consultation responses
195	2013/221 5/TCA	15/11/201 3	06/12/1 3	43 Lower Keyford, Frome, Somerset, BA11 4AS	Keyford	Mr Chris Horobin	Proposed removal of a Hawthorn tree in a Conservation Area	DEL	Bo Walsh	Works/Fellin g Trees in a CA	05/12/ 2013	Decision to be left to planning officer following consultation responses
196	2013/219 6/FUL	15/11/201 3	06/12/1 3	25 Catherine Street, Frome, Somerset, BA11 1DB	Market	Mr Richard Pullin	Change of use to A1 to A2	DEL	Carlton Langfor d	Full Application	05/12/ 2013	Recommend proposal should be refused due to the loss of A1 shop front space in line with the emerging Neighbourhood Plan, policy TC2.



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197	2013/223 7/TCA	14/11/201 3	05/12/1 3	Morgans House 3 Morgans Lane, Frome, Somerset, BA11 3DZ		Robert Turner	Proposed felling of 3 trees in a Conservation Area (and replacement planting)	DEL	Bo Walsh	Works/Fellin g Trees in a CA	05/12/ 2013	Decision to be left to planning officer following consultation responses
198	2013/226 3/HSE	09/11/201 3	01/12/1 3	23 Goulds Ground Frome Somerset BA11 3DW	Market	Mr Robin Hill	Proposed two storey rear extension and the demolition of existing single storey lean to structure	DEL	Kevin Riley	Householder	05/12/ 2013	Decision to be left to planning officer following consultation responses
199	2013/209 9 & 2013/210 0	19/11/201 3	10/12/1 3	The Crown Hotel, 6 Market Place, Frome, Somerset BA11 1AF	Market	Mr Peter Moore	Erection of glazed link to form a connection to the George Hotel, external staircase	DEL	Lynsey Bradsh aw	Full Application	05/12/ 2013	Recommend Approval



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200	2013/169 1	18/11/201 3	09/12/1 3	MC2 Telescope Shop, 57 Catherine Street, Frome, Somerset, BA11 1DA	Market	Mrs Maggy Daniell	Part change of use of the ground floor retail shop (A1) to a one bedroom self- contained flat with associated alterations	DEL	Carlton Langford	Full Application	05/12/ 2013	Recommend proposal should be refused due the loss of retail floor space as in the emerging Neighbourhood Plan policy TC2. FTC also supports the Civic society's comments - no objection in principle but concerns that access to the basement appears to have been removed by proposal and there appears to be no WC or welfare facilities for the retained shop.
201	2013/215 8/TPO	19/11/201 3	10/12/1 3	62 Oakfield Road, Frome, Somerset, BA11 4JH	Oakfield	Mrs Krisia Couldrey	Proposed felling of T1 Sycamore and pruning of T2 Sycamore subject to Tree Preservation Order	DEL	Bo Walsh	Works/Felling of TPO Trees	05/12/ 2013	Recommend proposal should be refused as there is no real justification for felling the trees and no arboricultural report in support of the application

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