

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

Date: 27 January 2022

Time: 7.00pm

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

**Present:**

Frome Town Planning Committee Councillors (in person): Cllr Rich Ackroyd, Cllr Mark Dorrington, Cllr Paul Horton, Cllr Steve Tanner

Frome Town Planning Committee Councillors (via Zoom): Cllr John Nelson

**In attendance:**

Members of the public (in person): 6

Members of the public (via Zoom): 10

Mendip District Councillors (via Zoom): Helen Kay

Frome Town Council Staff

Jane Llewellyn, Planning and Development Manager

Hannah Paniccia, Assistant Finance Officer

Table 1 – Agenda items

Minute Ref	Agenda Item	Action
2021/047P	<b>1 QUESTIONS, COMMENTS AND INFORMATION</b> None	
2021/048P	<b>2 APOLOGIES FOR ABSENCE</b> Cllr Lizzie Boyle Cllr Sheila Gore Cllr John Nelson  Agreed unanimously  Apologies for Planning Committee for 9 December 2021 were noted. Apologies for this meeting were received from the below Councillors. Cllr Rich Ackroyd Cllr Lizzie Boyle Cllr Mark Dorrington Cllr Sheila Gore Cllr John Nelson	
2021/049P	<b>3 DECLARATION OF MEMBERS INTERESTS</b> ID 760 – All Councillors declared an interest as Frome Town Council is the applicant ID 761– All Councillors declared an interest as Frome Town Council is the landowner ID 763 – Cllr Mark Dorrington and Cllr Rich Ackroyd declared an interest due to holding shares in FRECO. Cllr Rich Ackroyd also declared an interest as Friends of the River Frome have objected to the application.	

Minute Ref	Agenda Item	Action
2021/050P	<p><b>4 TO AGREE THE MINUTES OF THE MEETING HELD ON 18 NOVEMBER 2021 AND TO NOTE THE MINUTES FROM THE INFORMAL PLANNING COMMITTEE MEETINGS HELD 09 DECEMBER 2021, 05 JANUARY 2022 AND 06 JANUARY 2022</b></p> <p>The minutes of the Planning Advisory Group meeting held on 18 November 2021 were agreed and signed by the Chair. Proposed by Cllr Paul Horton, seconded by Cllr Steve Tanner, agreed by majority.</p> <p>The minutes from the Informal Planning Committee meetings held 09 December 2021, 05 January 2022 and 06 January 2022 were noted.</p>	
2021/051P	<p><b>5 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED – APPENDIX 1</b></p> <p>Please see all responses in the table below, this section of the minutes records which applications were discussed at the meeting.</p> <p>ID 760 – Proposed by Cllr Rich Ackroyd, seconded by Cllr Mark Dorrington, agreed unanimously. ID 761 – Proposed by Cllr Rich Ackroyd, seconded by Cllr Mark Dorrington, agreed unanimously. ID 763 – Proposed by Cllr Rich Ackroyd, seconded by Cllr Paul Horton, agreed unanimously. ID 765 – Proposed by Cllr Rich Ackroyd, seconded by Cllr Mark Dorrington, agreed unanimously. ID 769 – Proposed by Cllr Rich Ackroyd, seconded by Cllr Paul Horton, agreed unanimously. ID 778 – Proposed by Cllr Mark Dorrington, seconded by Cllr Rich Ackroyd, agreed unanimously.</p> <p>It was agreed that the response for all of the other applications listed in appendix 1 would be to be no objections or to incorporate the suggestions Jane sent round to Councillors prior to the meeting. Proposed by Cllr Rich Ackroyd, seconded by Cllr Paul Horton, agreed unanimously.</p>	
2021/052P	<p><b>6 FOR DISCUSSION – MENDIP DISTRICT COUNCIL ARE CONSULTING ON A SUPPLEMENTARY PLANNING DOCUMENT (APPENDIX 2) DESIGN AND AMENITY OF NEW DEVELOPMENT, GUIDANCE FOR INTERPRETATION OF LOCAL PLAN POLICY DP7. THIS SPD AIMS TO HELP APPLICANTS DEMONSTRATE HOW THEIR PROPOSAL MEETS THE REQUIREMENTS OF DP7, INCLUDING THE NEED TO ENSURE THAT RESOURCE EFFICIENCY, SUSTAINABLE CONSTRUCTION AND RENEWABLE ENERGY HAVE BEEN INCLUDED.</b></p> <p>It was decided that Councillors would send comments to Jane for her to collate then Jane and Cllr Steve Tanner will discuss as per Standing orders and formulate a formal response to be ratified at a later meeting.</p>	
2021/053P	<p><b>7 DATE OF NEXT MEETING</b></p> <p>The next meeting will be on 17 February 2022 – 7pm</p>	

The Chair closed the meeting at 9.18pm

Table 2 - Appendix 1 - Major Planning applications received

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	FTC Comments
759	<a href="#">2021/2707/FUL</a>	13 Dean Close Frome	Frome Berkley Down	Not Available	Proposed internal alterations to existing single storey dwelling and extension to form rear living and dining room and small single storey front extension to form entrance lobby/porch	Full Application	Josh Cawsey	No objection
760	<a href="#">2021/1862/EOUT</a>	Land At 378350 146398 Birchill Lane Frome	Beckington And Selwood	Land Value Alliances & Landowners Consortium	Outline planning application for a Photovoltaic Solar Park with all matters reserved	EIA Outline	Gwilym Jones	Frome Town Council are not able to comment on this application in full until further details including Design Codes and the Habitats Regulation Assessment have been consulted on, and further discussion with residents has taken place. This application should not be determined separately from the main Selwood Garden Community application 2021/1675
761	<a href="#">2021/2666/FUL</a>	The Showfield Rodden Road Frome	Frome College	Richard Hounsell	Provision of visitor toilets and servery facilities adjacent to pitch	Full Application	Lorna Elstob	No objection to the principle of a toilet block in this location, however we are concerned about the siting of the toilet block close the brow of the hill being visible as you approach from the direction of the Cricket Club. We would want to see the use of high-quality materials. The materials should be

								conditioned for approval. We do not support the use of a septic tank, this must be a mains connection. These comments reflect the views of the Town Council Planning Committee, as Frome Town Council are the landowner, these works will require a separate landowner agreement.
762	<a href="#">2021/2911/TCA</a>	United Reformed Church Hall Whittox Lane Frome	Frome Market	Mr Ben Schofield	G1- 2x Lawsons Cypress - Perform a full 3-4m crown lift on the pair	Works/Felling Trees in a CA	Bo Walsh	No objection
763	<a href="#">2021/2623/FUL</a>	Frome Town Hall Christchurch Street West Frome	Frome Market	Frome Town Council	Installation of photovoltaic solar panels on roof	Full Application	Jennifer Alvis	Frome Town Council are the applicants and fully support the proposals
764	<a href="#">2021/2880/HSE</a>	12 Delmore Road Frome	Frome Park	Mr Williams & Miss Partridge	Erection of single storey rear extension and re-roofing of garage and porch	Householder Application	Josh Cawsey	No objection
765	<a href="#">2021/2842/HSE</a>	33 Somerset Road Frome	Frome Park	P Rice	Erection of single storey extension, interior remodelling and loft conversion	Householder Application	Josh Cawsey	No objection
766	<a href="#">2021/2833/HSE</a>	41 Rodden Road Frome	Frome Berkley Down	C Orpin	Refurbishment of property and erection of 2 storey extension, conversion of garage into storage space and study, erection of single storey detached garden room to rear	Householder Application	Josh Cawsey	No objection
767	<a href="#">2021/2822/FUL</a>	Asda Supermarket Warminster Road Frome	Frome Keyford	Mrs Kate Roberts	Installation of a retail pod	Full Application	Josh Cawsey	No objection

768	<a href="#">2021/2823/ADV</a>	Asda Supermarket Warminster Road Frome	Frome Keyford	Mrs Kate Roberts	Erection of 3no. illuminated fascia signs and 4no. panel signs	Application to Display Adverts	Josh Cawsey	No objection
769	<a href="#">2021/2925/HSE</a>	14 Weston Walk Frome	Frome Oakfield	Mr & Mrs Mosley	Conversion of the existing second floor loft to create a habitable area accessed by a new internal staircase. Flat roof dormer to the rear elevation	Householder Application	Josh Cawsey	No objection
770	<a href="#">2022/0005/HSE</a>	76 Weymouth Road Frome	Frome Park	Mr. & Mrs. Welton	Demolition of existing pair of single garages & erection of new garage	Householder Application	Charlotte Rogers	No objection
771	<a href="#">2021/2910/HSE</a>	4 Swallow Drive Frome	Frome College	Mr J York	Erection of a single storey rear extension	Householder Application	Charlotte Rogers	No objection
772	<a href="#">2022/0029/TPO</a>	Plane Tree House 37 Marston Road Frome	Frome Park	Lisa Cooke	T1 - London Plane - Reshape Canopy/ Crown lift to 4m	Works/Felling of TPO Trees	Bo Walsh	No objection
773	<a href="#">2022/0051/LBC</a>	45 Milk Street Frome	Frome Market	Mr and Mrs Myring	External and internal alterations to include refurbishment and replacement of windows, replacement of parapet wall using reconstructed stone, replacement of external stone balusters, replacement of external iron railings to front elevation, refurbishment of flooring and ceilings	Listed Building Consent	Zoe Maclennan	No objection

774	<a href="#">2022/0050/HSE</a>	45 Milk Street Frome	Frome Market	Mr and Mrs Myring	External and internal alterations to include refurbishment and replacement of windows, replacement of parapet wall using reconstructed stone, replacement of external stone balusters, replacement of external iron railings to front elevation, refurbishment of flooring and ceilings	Listed Building Consent	Zoe Maclennan	No objection
775	<a href="#">2022/0066/FUL</a>	13 Somerset Road Frome	Frome Park	Mr and Mrs Hopkins	Change of use of existing residential outbuilding to a holiday let	Full Application	Josh Cawsey	No objection
776	<a href="#">2022/0031/FUL</a>	19 - 21 King Street	Frome Market	Mr Walters	Conversion of First and Second Floors into 4no. New Dwellings	Full Application	Carlton Langford	No objection
777	<a href="#">2022/0039/HSE</a>	Mendip House Welshmill Road Frome	Frome Market	Mrs Martha Oster	Installation of a cabin in the garden	Householder Application	Josh Cawsey	No objection
778	<a href="#">2021/1534/FUL</a>	Service Yard To Rear Of Units 1-4 Station Approach Frome	Frome Keyford	Station Approach Frome Ltd	Erection of 6 No. Live-work units, re-cladding to elevations of Units 2 & 4 Station Approach, and associated works (updated drawings 20.12)	Full Application	Lorna Elstob	Objection - This is not the right location for residential development, there are too many potential noise and highway safety impacts from the adjoining businesses. We would prefer to see additional commercial units.