

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

Date: 15 December 2022

Time: 6.30pm

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

Present:

Frome Town Planning Committee Councillors:

In person: Fiona Barrows, Mark Dorrington, Andy Jones, Lisa Merryweather & Steve Tanner

Via Zoom: Philip Campagna

In attendance:

Members of the public: 3

Jane Llewellyn, Planning and Development Manager

Hannah Paniccia, Assistant Finance Officer

Catherine Warburton, Planning and Development Officer

Table 1 – Agenda items

Minute Ref	Agenda Item	Action
2022/071P	<p>1 QUESTIONS, COMMENTS, AND INFORMATION FROM THE PUBLIC Revised information received for Old Vallis House application 2021/1617/FUL Old Vallis House Vallis Road Frome Somerset BA11 3EN Change of use of land for the stationing of 2 shepherds huts to provide holiday accommodation and the formation of new access and off-street parking. (Revised information received 04/11/2022)</p> <p>We maintain our previous comments; We have no objection to the shepherds huts, however, on safety grounds, we strongly object to the formation of a new access. The existing access should be maintained.</p> <p>Proposed by Cllr Mark Dorrington, seconded by Cllr Lisa Merryweather, agreed unanimously</p>	
2022/072P	<p>2 APOLOGIES FOR ABSENCE Cllr Philip Campagna – attended via Zoom Cllr Polly Lamb Proposed by Cllr Andy Jones, seconded by Cllr Fiona Barrows, agreed unanimously</p>	
2022/073P	<p>3 TO AGREE MINUTES FROM 3 NOVEMBER, 24 NOVEMBER AND EXTRA ORDINARY MEETING ON 28 NOVEMBER Proposed by Cllr Fiona Barrows, seconded by Cllr Andy Jones, agreed unanimously</p>	
2022/074P	<p>4 DECLARATION OF MEMBERS’ INTERESTS All Councillors declared an interest in applications ID 123 and 127 as Frome Town Council is the applicant. Cllr Andy Jones declared an interest in application ID 127 due to being a Director of Cultivating Communities. Cllr Fiona Barrows declared an interest in application ID 128 as the applicant is her landlord and friend.</p>	

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2022/075P	<p>5 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED - APPENDIX 1</p> <p>ID 125 – Proposed by Cllr Steve Tanner, seconded by Cllr Andy Jones, agreed unanimously</p> <p>ID 127 – Proposed by Cllr Steve Tanner, seconded by Cllr Fiona Barrows, agreed by majority. Please note due to Cllr Andy Jones declaration of interest, he wasn't part of this discussion and didn't vote on the response.</p> <p>ID 128 – Proposed by Cllr Andy Jones, seconded by Cllr Lisa Merryweather, agreed by majority. Please note due to Cllr Fiona Barrows declaration of interest, she wasn't part of this discussion and didn't vote on the response.</p> <p>ID 129 – Proposed by Cllr Mark Dorrington, seconded by Cllr Lisa Merryweather, agreed unanimously</p> <p>It was agreed that the response for all the other applications listed in appendix 1 would be to be no objections or to incorporate the suggestions Jane and Catherine sent round to Councillors prior to the meeting.</p> <p>Proposed by Cllr Steve Tanner, seconded by Cllr Andy Jones, agreed unanimously</p>	
2022/076P	<p>6 DATE OF NEXT MEETING</p> <p>The date of next meeting is 12 January 2023. Please note this has changed from original calendar of meetings (5 January 2023) so we are able to publish applications to be discussed in advance of the meeting.</p>	

The Chair closed the meeting at 7:20pm

Table 2 - Appendix 1 - Major Planning applications received

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
122	2022/2278/HSE	18 Whitewell Road Frome Somerset BA11 4EL	Frome Park	B Mann	Retrospective conversion and change of use of existing outbuilding from music studio to residential annexe.	Householder Application	kirsty Black	No objection providing the renovation works comply with building regulations. Suggest a condition preventing the property being sold separately to the main dwelling.
123	2022/2311/TCA	Victoria Park Park Road Frome Somerset	Frome Park	C Warburton	T666 - Corsican Pine - Crown Lift	Works/Felling Trees in a CA	Bo Walsh	No objection
124	2022/2333/HSE	6 Poplar Close Frome Somerset BA11 2UH	Frome College	D Randall & E Perrett	Two Storey Rear Extension	Householder Application	Charlotte Rogers	No objection
125	2022/2326/VRC	John Snelgrove Limited Victoria Road Frome Somerset BA11 1RR	Frome Keyford	Mr Kelly	Variation of condition 3 (Provision of Replacement Employment) and condition 4 (Removal of Permitted Development Rights) on consent 2019/2982/FUL (Erection of 7no. dwellinghouses, office building and associated works).	Variation or removal of conditions	Carlton Langford	Objection. We would like to see the employment space retained as offices. There is a proven need for office space within Frome, and it hasn't been adequately demonstrated that there would be no interest in these offices. A dance studio would provide fewer employment opportunities than office space would and would also increase the amount of traffic movement and parking in the area. However, if the officer is minded to approve the variation, we would like to see the space adequately sound-proofed to

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								ensure that neighbours amenity is retained.
126	2022/2349/TCA	62 Keyford Frome Somerset BA11 1JT	Frome Keyford	E Buckell	T1 - Cyprus - Fell	Works/Felling Trees in a CA	Bo Walsh	No objection
127	2022/2331/TCA	Victoria Park Park Road Frome Somerset	Frome Park	C Warburton	T619 - Sycamore - Cut and Remove Root	Works/Felling Trees in a CA	Bo Walsh	No objection - necessary tree works. Defer to Mendips tree officer
128	2022/2327/FUL	90 Weymouth Road Frome Somerset BA11 1HJ	Frome Park	Jane Maryon	Change of use from residential to spa and holiday let with associated internal works	Full Application	Carlton Langford	No objection subject to Somerset County Council being satisfied that there is adequate parking for both guests and visitors to the spa so that additional pressure is not placed on on-street parking.
129	2022/2286/ADV	Mills and Allen Site 0007 01 02 Portway Frome Somerset	Frome Keyford	Mr Phillip Allard	Erection of 1no. Advertising Board	Application display adverts	Joseph Leesam	Objection. While we have previously approved signage in the past, this is too large and intrusive. We feel that this proposal is a danger, causing distraction to drivers on an already busy junction. It will also block the view of drivers entering and exiting the Texaco fuel station, the entrance of which is situated behind the board. For drivers of larger vehicles, such as vans and HGV's, the board will be directly in their view due to its large size. This is a further distraction and

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								<p>affects their visibility of the road. This is increasing the commercialisation of public space, putting immense pressure on people during a cost of living crisis. The board will have further mental health impacts due to the constantly changing images - this will have a profound effect on those with sensory processing disorders. Furthermore, it goes against the principles of the climate emergency; not only does it require a lot of power to run, it will further increase the levels of light pollution in this area. It also faces onto the conservation area so will cause visual harm to the 'positive buildings' opposite.</p>

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