

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

Date: 16 February 2023

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, Polly Lamb & Steve Tanner

Mendip District Councillors: Helen Kay

In attendance:

Members of the public: 11

Members of the public on Zoom: 0

Jane Llewellyn, Planning and Development Manager

Hannah Paniccia, Assistant Finance Officer

Table 1 – Agenda items

Minute Ref	Agenda Item	Action
2023/013P	<p>1 QUESTIONS, COMMENTS, AND INFORMATION FROM THE PUBLIC</p> <p>Mr Jeremy Cripps thanked everyone for supporting him trying to get the decision for the billboard at Portway changed (2022/2286/ADV). He said Cllr Shane Collins is doing as much as he can and Mendip District Council's Planning Board has acknowledge the complaint regarding lack of due process. Cllr Steve Tanner mentioned that he is in touch with Cllr Shane Collins on this.</p> <p>Cllr Steve Tanner announced that the appeal for Marston Lane has been dismissed (2022/0616/OUT) which is great news.</p> <p>Mendip District Councillor Helen Kay mentioned that Somerset Council are looking at the new constitution which includes planning and the planning board process. It was decided that Jane Llewellyn would check with Cllr Max Wide to see if anything was being discussed in LCN meetings, and draft something from Frome Town Council on how they would like to see the planning processes work. Cllr Fiona Barrows mentioned that planning can be very confusing due to language and a planning 101 guide could help so there are no barriers for residents.</p>	
2023/014P	<p>2 APOLOGIES FOR ABSENCE</p> <p>Cllr Lisa Merryweather</p> <p>Proposed by Cllr Steve Tanner, seconded by Cllr Andy Jones, agreed unanimously</p>	
2023/015P	<p>3 DECLARATION OF MEMBERS' INTERESTS</p> <p>All Councillors declared registered interests in applications ID 143 and ID 156 due to Frome Town Council being the applicant.</p>	
2023/016P	<p>4 TO AGREE TO THE MINUTES OF THE MEETING HELD 26 January 2023</p> <p>Proposed by Cllr Philip Campagna, seconded by Cllr Mark Dorrington, agreed unanimously.</p>	

Minute Ref	Agenda Item	Action
2023/017P	<p>5 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED - APPENDIX 1</p> <p>ID 158 – Proposed by Cllr Steve Tanner, seconded by Cllr Polly Lamb, agreed unanimously.</p> <p>ID 159 – Proposed by Cllr Andy Jones, seconded by Cllr Philip Campagna, agreed unanimously.</p> <p>ID 161 – Proposed by Cllr Andy Jones, seconded by Cllr Philip Campagna, agreed unanimously.</p> <p>ID 164 – Proposed by Cllr Andy Jones, seconded by Cllr Philip Campagna, agreed unanimously.</p> <p>ID 165 – Proposed by Cllr Philip Campagna, seconded by Cllr Mark Dorrington, agreed unanimously.</p> <p>ID 166 – Proposed by Cllr Philip Campagna, seconded by Cllr Andy Jones, agreed unanimously.</p> <p>ID 171 – Proposed by Cllr Steve Tanner, seconded by Cllr Mark Dorrington, agreed unanimously.</p> <p>ID 172 – Proposed by Cllr Steve Tanner, seconded by Cllr Mark Dorrington, agreed unanimously.</p> <p>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.</p> <p>Proposed by Cllr Fiona Barrows, seconded by Cllr Andy Jones, agreed unanimously</p>	
2023/018P	<p>6 DATE OF NEXT MEETING</p> <p>9 March 2023 at 6.30pm</p>	

The Chair closed the meeting at 7.55pm

Table 2 - Appendix 1 - Major Planning applications received

ID	MDC Reference	Address	Ward	Applicant	Description	Planning Officer	Type	Consultation Response
155	2023/0028/TCA	The Old Vicarage Vicarage Street Frome Somerset BA11 1PU	Frome Market	S McGuinness	T1 - Sycamore - Remove 2 stems T2 - Sycamore - Fell T3 - Sorbus - Fell T4 - Lime - Remove stem touching wall T5 - Lime - Remove stem T6 - Yew - Raise crown to 3m T7 - Lime - Remove (sucker stems) T8 - Lime - Raise crown to 3m, Remove Ivy and epicormic shoots. T9 - Lime - Remove (sucker stems) T10 - Cherry - Fell T11 - Lime - Raise crown to 3m, Remove Ivy and epicormic shoots. T12 - Lime - Remove (sucker stems) T13 - Lime - Raise crown to 3m, Remove Ivy and epicormic shoots. T14 - Lime - Raise crown to 3m, Remove Ivy and epicormic shoots. T15 - Portugese Laurel - Fell T16 - Lime - Raise crown to 3m, Remove Ivy and epicormic shoots. T17 - Hawthorn - Fell T18 - Holly - Reduce to 1m T19 - Lime - Raise crown to 3m, Remove Ivy and epicormic shoots. T20 - Cotoneaster - Remove dead	Works/Felling in a CA	Bo Walsh	Defer to tree officer

ID	MDC Reference	Address	Ward	Applicant	Description	Planning Officer	Type	Consultation Response
					limb T21 - Holly - Fell T22 - Lime - Fell T23 - Cypress - Fell T24 - Cherry - Fell Lime trees T8, T11, T13, T14, T16 and T19- prune by approx 3ft.			
156	2022/2474/TCA	North Parade Park North Parade Frome Somerset	Frome Market	R Holden	T997 (Beech) - Reduce crown height by 8m. T973 (Common Lime) - Reduce crown height by 8-10m. T53 (Yew) - Fell. T990 (Holly) - Fell. T43 (Ash) - Fell. G3 (Ash & Sycamore Group) - Fell.	Works/Felling Trees in a CA	Bo Walsh	No comment as Frome Town Council are the applicants
157	2023/0074/HSE	38 Wynford Road Frome Somerset	Frome Berkley Down	Mr Blaney & Miss Sheppard	Erection of single storey rear extension on site of existing sunroom (to be demolished).	Householder Application	Kirsty Black	No objection but the proposed extension is longer than the existing sunroom and overshoots the neighbour's extension – it would be good to see an elevation showing that there wouldn't be any overshadowing to neighbours.
158	2023/0064/HSE	23 Acacia Drive Frome Somerset	Frome College	Mr Nicholas White	Proposed detached 'outbuilding'	Householder Application	Oliver Down	No objection
159	2023/0017/VRC	13 Dean Close Frome Somerset	Frome Berkley Down	Mr C Marsh	Variation of condition 2 (Plans List) on consent 2022/0471/FUL (Change of use from double garage to dwelling/studio apartment and extension).	Variation or Removal of Conditions	Jennifer Alvis	Objection – the cat slide roof was chosen to maintain the low, unobtrusive roof over the principal elevation – a pitch would be completely contradictory to this. The cat slide roof also continues the line from the garage roof next

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								door.
160	2023/0059/TCA	18 Catherine Street Frome Somerset	Frome Market	Lynn	Holly (T1)- Fell.	Works/Felling Trees in a CA	Bo Walsh	Defer to Mendip Tree Officer
161	2023/0088/FUL	Land At Upper Leys Lane Frome Somerset	Frome College	Mr and Mrs A Lee	Erection of 2No. dwellinghouses.	Full Application	Lorna Elstob	No objection in principle, subject to a satisfactory drainage scheme being agreed and an acceptable landscaping and planting scheme to mitigate against the loss of the existing garden area. A cross section through the site and the adjoining properties should also be provided to properly assess the impact of any changes in levels.
162	2023/0107/TCA	82 Broadway Frome Somerset	Frome Oakfield	Catherine Richardson	T1 - Thorn - Fell	Works/Felling Trees in a CA	Bo Walsh	Defer to Mendip Tree Officer
163	2022/1437/LBC	1 South Parade Frome Somerset BA11 1EJ	Frome Market	Mrs J Parker	Rebuilding of non-structural boundary internal wall and erection of 'For Sale' sign.	Listed Building Consent	Jayne Boldy	No objection
164	2023/0120/HSE	4 Redland Terrace Frome Somerset BA11 1HT	Frome Keyford	Serena Summers	Erection of single storey rear extension	Householder Application	Kirsty Black	No objection in principle but we are concerned about the storage of bins and waste in the Terrace and the parked cars at the far end blocking emergency vehicles
165	2022/1723/FUL	Land North Of Wallbridge Gardens Frome Somerset	Frome Keyford	Mr D Kelley	Erection of 1no. dwellinghouse	Full Application	Kirsty Black	No objection

ID	MDC Reference	Address	Ward	Applicant	Description	Planning Officer	Type	Consultation Response
166	2023/0112/HSE	1 Farmhouse Drive Frome Somerset BA11 2SS	Frome College	B Sprake	Erection of first floor rear extension.	Householder Application	Kirsty Black	Objection - The proposed extension will have a detrimental impact on the amenity of the neighbouring property in terms of overlooking and overshadowing
167	2023/0071/HSE	24 Spring Road Frome Somerset BA11 2JW	Frome Market	Mrs E McNally	Erection of conservatory on site of the existing conservatory (to be demolished) and conversion of attic to include alterations to the roof	Householder Application	Kirsty Black	No objection
168	2023/0113/TCA	11 Keyford Frome Somerset BA11 1JF	Frome Keyford	Annika Lascelles	T1 - Oak - Cut back to approx. 2-3m off the sides and 3-4m off the top.	Works/Felling Trees in a CA	Bo Walsh	No objection
169	2023/0141/TCA	Land At 377398 148155 Castle Street Frome Somerset	Frome Market	Keith Whitmore	T1-Elder-Fell, T2-Elder-Fell, T3-Sycamore-Fell, T4-Sycamore-Fell, T5-Elder-Fell, T6-Elder-Fell, T7-Sycamore-Fell, T8-Sycamore-Fell.	Works/Felling Trees in a CA	Bo Walsh	Defer to Mednip Tree Officer
170	2023/0147/LBC	1 Gentle Street Frome Somerset BA11 1JA	Frome Market	Mr Tom Revington	Installation of PV Roof Solar Panels	Listed Building Consent	Jayne Boldy	No objection
171	2023/0165/LBC	Natwest Bank 4 Market Place Frome Somerset	Frome Market	Mr Anthony Reilly	Remove fascia signage, atm & night safe cover - infill to match existing. Internal - secure glazing, remove automation, signage, fixtures & fittings - make good any damage.	Listed Building Consent	Lorna Elstob	No objection, but would ask the Conservation Officer to closely monitor the works to ensure the works are carried out sympathetically to this important heritage building in the town centre

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172	2023/0164/FUL	Natwest Bank 4 Market Place Frome Somerset	Frome Market	Mr Anthony Reilly	Remove fascia signage, atm & night safe cover - infill to match existing. Internal - secure glazing, remove automation, signage, fixtures & fittings - make good any damage.	Full application	Lorna Elstob	No objection, but would ask the Conservation Officer to closely monitor the works to ensure the works are carried out sympathetically to this important heritage building in the town centre
173	2023/0108/LBC	1 Gentle Street Frome Somerset	Frome Market	Mr T Revington	Erection of electric vehicle charging point to forecourt.	Listed Building Consent	Jayne Boldy	No objection
174	2023/0185/HSE	4 Elliot Close Frome Somerset	Frome Market	Ms Lucy Fitch	Extension and demolition of conservatory	Householder Application	Oliver Down	No objection
175	2023/0214/TCA	66 Broadway Frome Somerset	Frome Oakfield	Mr Alex Young	T1- Cherry Laurel - Fell.	Works/Felling Trees in a CA	Bo Walsh	No objection
176	2022/2301/FUL	Land At 378373 147511 Station Approach Frome	Frome Keyford	Miss C Warburton	Installation of 2no. shipping containers and 1no. log cabin for Class E and workshop.	Full Application	Lorna Elstob	No comment as Frome Town Council are the applicants