

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

Date: 26 January 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, Polly Lamb, Lisa Merryweather, Steve Tanner

In attendance:

Members of the public: 11

Members of the public on Zoom: 1

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
2023/007P	1 QUESTIONS, COMMENTS, AND INFORMATION FROM THE PUBLIC None	
2023/008P	2 APOLOGIES FOR ABSENCE Cllr Andy Jones Cllr Philip Campagna arrived at 6:38pm Proposed by Cllr Fiona Barrows, seconded by Cllr Steve Tanner, agreed unanimously	
2023/009P	3 DECLARATION OF MEMBERS' INTERESTS None	
2023/010P	4 TO AGREE TO THE MINUTES OF THE MEETING HELD 16 January 2023 Proposed by Cllr Mark Dorrington, seconded by Cllr Lisa Merryweather, agreed by majority (Cllr Fiona Barrows and Cllr Polly Lamb abstained due to not being at the previous meeting.)	

Minute Ref	Agenda Item	Action
2023/011P	<p>5 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED - APPENDIX 1</p> <p>ID 150 – No objection to planning application.</p> <p>ID 153 – Proposed by Cllr Steve Tanner, seconded by Cllr Polly Lamb, agreed unanimously</p> <p>ID 146 & 147 – Proposed by Cllr Polly Lamb, seconded by Cllr Lisa Merryweather, agreed unanimously.</p> <p>Please note that that the below paragraph was added to the response after the meeting using delegated authority as per Standing Orders, for this application. The playground to the east of the school building shall not be in use as a playground outside the hours of : 8 to 6 Monday to Fridays 8 to 12 Saturdays. And not at all on Sundays bank or public holidays or on any other day outside school term time. No other part of the school grounds shall be used as a formal playground.</p> <p>ID 148 – Proposed by Cllr Fiona Barrows, seconded by Cllr Mark Dorrington, agreed unanimously</p> <p>ID 151 & 152 – Proposed by Cllr Fiona Barrows, seconded by Cllr Philip Campagna, agreed unanimously</p> <p>ID 154 – Proposed by Cllr Steve Tanner, seconded by Cllr Polly Lamb, 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 Mark Dorrington, seconded by Cllr Philip Campagna, agreed unanimously</p>	
2023/012P	<p>6 DATE OF NEXT MEETING 16 February 2023 at 6.30pm</p>	

The Chair closed the meeting at 7.57pm

Table 2 - Appendix 1 - Major Planning applications received

ID	MDC Reference	Address	Ward	Applicant	Description	Planning Officer	Type	Consultation Response
144	2022/2480/HSE	100 Nunney Road Frome Somerset BA11 4LD	Frome Oakfield	Mr O Coates	Existing attic to be converted to include bedroom, walk-in wardrobe and ensuite. New staircase between first and second floor. New window to side gable elevation.	Householder Application	Oliver Down	No Objection
145	2022/2454/FUI	Frome Telephone Exchange North Parade Frome Somerset	Frome Market	British Telecom	Installation of aluminium louvre to 1no window on ground floor northeast elevation.	Full Application	Joseph Leesam	No Objection

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146	2022/2496/LBC	North Hill House Fromefield Frome Somerset BA11 2HB	Frome College	Aspris Children's Services Limited	Change of use from residential school (Class C2) to day school (Class F1), external alterations to the 1970s building to rear and works to the existing playground.	Listed Building Consent	Carlton Langford	<p>We fully appreciate the need for the school, and particularly appreciate the contributions that the school is making to SEND provision in the area. We have no objection to the external alterations to the 1970s building. We have no objection in principle to the change of use. However, we would like clarification over the number of pupils currently attending as day and residential pupils as well as the future number of day pupils.</p> <p>We would like to see a Travel Plan that could be conditioned.</p> <p>Existing trees have not been included in the proposal drawings for the works to the existing playground. The trees currently provide screening for neighbours, protecting them from both noise and overlooking from the playground. The trees will also benefit the playground by increasing the shade and cooling provision, as well as biodiversity benefits. Ideally, we would prefer to see the trees retained with more added if possible.</p>

ID	MDC Reference	Address	Ward	Applicant	Description	Planning Officer	Type	Consultation Response
								<p>Furthermore, we would like the applicant to consider using real grass rather than artificial lawn (although we do appreciate that the choice to use artificial grass may be down to the sensory needs of the children).</p> <p>Finally, we would like the original Condition 5 (below) to be reimposed, to protect the amenities of the surrounding residents.</p> <p>The playground to the east of the school building shall not be in use as a playground outside the hours of: 8 to 6 Monday to Fridays 8 to 12 Saturdays.</p> <p>And not at all on Sundays bank or public holidays or on any other day outside school term time.</p> <p>No other part of the school grounds shall be used as a formal playground.</p>

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148	2022/2467/HSE	Ridgecroft Marston Lane Frome Somerset BA11 4DG	Frome Park	Mr F Thomson	First floor side extension	Householder Application	Oliver Down	No Objection but would like to see extra side elevations that would also demonstrate the potential overlooking to neighbours
149	2022/2428/TCA	12 Goulds Ground Frome Somerset BA11 3DW	Frome Market	Mrs Eaton	T1-Willow- Fell. T2-Rowan- reduce by 1m.	Works/Felling Trees in a CA	Bo Walsh	Defer to Mendip Tree Officer.
150	2022/2296/FUL	Land At 378279 148434 Rodden Road Frome Somerset	Frome Berkley Down	Mrs Bridget Bradford	Erection of 1no. four bedroom house, including conversion and extension of existing outbuilding to form new carport.	Full Application	Lorna Elstob	No Objection

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151	2023/0056/LBC	Argyll House Bath Street Frome Somerset BA11 1DP	Frome Market	Mr Andrew Harding	Creation of additional parking, erection of two bay garage, installation of artist's studio & internal alterations	Listed building consent	Jayne Boldy	<p>Subject to the conservation officer. No objection to the internal works which go some way to retaining and re-establishing the original characteristics of the building. However, we do feel that there is a lack of sympathy with the external proposals. This is an important, grade listed building, which is sited next to another grade listed building. The changes proposed will have a negative impact on the setting of Argyll House, as well as the settings of other listed buildings within the vicinity. Argyll House has a primary street frontage, being on the main road through Frome and within the conservation area. The external proposals will interrupt this frontage, as well as being very visible to passers-by.</p> <p>We are very concerned over the lack of information regarding the proposed excavation works; there are insufficient sections through the existing cellar and proposed workshop, and the sections do not show the proposed structure to be put in place to support the</p>

ID	MDC Reference	Address	Ward	Applicant	Description	Planning Officer	Type	Consultation Response
								<p data-bbox="1711 248 2119 703">workshop. There is no information provided regarding the retaining wall – if this is to be removed to allow for the extra car parking space, what will replace it? Furthermore, there are large, well-established trees to the rear of the property. It is highly likely that the radius of their roots is within the proposed areas of excavation. To carry out these works could damage the trees or necessitate their felling.</p> <p data-bbox="1711 746 2092 879">The proposed materials are unsympathetic with the existing house and are incongruous with the conservation area in general.</p>

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153	2022/2383/HSE	82 Selwood Road Frome Somerset BA11 3BP	Frome Market	Mr and Mrs Robbins	Erection of two detached outbuildings (Retrospective)	Householder Application	Joseph Leesam	No objection to the outbuildings, however the material palette isn't sympathetic to the conservation area. If possible, we would like to see the outbuildings be more in keeping with the surroundings; whether that is through a change of colour, more planting to screen them, or a sedum roof on outbuilding 2. This would all help to minimise the visual impact and allow them to blend in more.
154	2023/0027/TCA	Catherine House Cork Street Frome Somerset BA11 1BL	Frome Market	S Anup	T1 – Sorbus - Fell	Works/Felling Trees in a CA	Bo Walsh	Defer to Mendip Tree officer. Would prefer to see the tree re-planted or replaced in a more suitable location, if possible