

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

Date: 30th March 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, Lisa Merryweather & Steve Tanner

Mendip District Councillors: Adam Boyden (Zoom)

In attendance:

Members of the public: 2

Members of the public on Zoom: 6

Jane Llewellyn, Planning and Development Manager

Catherine Warburton, Planning and Development Officer

Table 1 – Agenda items

Minute Ref	Agenda Item	Action
2023/025P	1 QUESTIONS, COMMENTS, AND INFORMATION FROM THE PUBLIC None	
2023/026P	2 APOLOGIES FOR ABSENCE Apologies from Cllr Polly Lamb Proposed by Cllr Phillip Campagna, seconded by Cllr Andy Jones, agreed unanimously	
2023/027P	3 DECLARATION OF MEMBERS’ INTERESTS Cllr Steve Tanner declared an interest in items numbered 207 as Frome Town Council is the applicant and 208 as Frome Town Council own the trees. Cllr Mark Dorrington declared an interest in items numbered 207 as Frome Town Council is the applicant and 208 as Frome Town Council own the trees. Cllr Phillip Campagna declared an interest in items numbered 207 as Frome Town Council is the applicant and 208 as Frome Town Council own the trees. Cllr Andy Jones declared an interest in item numbered 207 as Frome Town Council is the applicant as both a councillor and a Director of cultivating community which runs the café in the park. He also declared an interest in item 208 as Frome Town Council own the trees. Cllr Fiona Barrows declared an interest in items numbered 207 as Frome Town Council is the applicant and 208 as Frome Town Council own the trees. Cllr Lisa Merryweather declared an interest in items numbered 207 as Frome Town Council is the applicant and 208 as Frome Town Council own the trees.	
2023/028P	4 TO AGREE TO THE MINUTES OF THE MEETING HELD 9th March 2023 Proposed by Cllr Andy Jones, seconded by Cllr Fiona Barrows, agreed unanimously.	

Minute Ref	Agenda Item	Action
2023/029P	<p>5 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED - APPENDIX 1</p> <p>ID 206 – Please note – no decision has been made as awaiting Capital Asset Value for Amenity Trees (CAVAT) assessment of Oak trees and Frome Town Council would like to work with the applicants and homeowners to find an acceptable solution that does not include the felling of the trees.</p> <p>ID 198 – Proposed by Cllr Andy Jones, seconded by Cllr Lisa Merryweather, agreed unanimously.</p> <p>ID 201 – Proposed by Cllr Andy Jones, seconded by Cllr Steve Tanner, agreed unanimously.</p> <p>ID 202 – Proposed by Cllr Steve Tanner, seconded by Cllr Mark Dorrington, agreed unanimously.</p> <p>ID 204 – Proposed by Cllr Andy Jones, seconded by Cllr Phillip Campagna, agreed unanimously.</p> <p>ID 207 – Unable to vote on this application as the application was made by Frome Town Council.</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 Lisa Merryweather, seconded by Cllr Fiona Barrows, agreed unanimously</p>	
2023/030P	<p>6 DATE OF NEXT MEETING</p> <p>20th April 2023 at 6.30pm</p>	

The Chair closed the meeting at 7.50pm

Table 2 - Appendix 1 - Major Planning applications received

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
197	2023/0274/CLE	Land At Vallis Road Frome	Frome Oakfield	Sustainable Britain	Confirmation of lawful material start on plot number 41 of planning application 2017/0722/FUL	Certificate of Use Existing	Jennifer Alvis	No Objection
198	2023/0391/HSE	10 Warleigh Close Frome	Frome Park	Mr Ben Singer	Two storey side extension	Householder Application	Oliver Down	Objection on the basis that the extension will be overbearing and overshadowing to the neighbouring bungalow.
199	2023/0389/FUL	Flat 3 30 Harris Close Frome	Frome Keyford	Mr W Mills	Proposed insertion of Velux cabrio roof windows and internal alterations.	Full Application	Lorna Elstob	No Objection
200	2023/0245/HSE	3 Oakfield Road Frome	Frome Oakfield	Mrs J Thompson	Single-storey extension to side elevation and porch to front elevation.	Householder Application	Kirsty Black	No Objection
201	2023/0390/CLE	Sandmusky Mews Residential Care Home 1-4 Sandmusky Mews Monmouth Drive Frome	Frome Berkley Down	Aspris Children's Services	The use of 1-4 Sandusky Mews as a residential care home (Class C2) for up to 16 residents	Certificate of Use Existing	Lorna Elstob	No Objection. We support the provision provided for SEN in the area.
202	2023/0415/HSE	Bramleaze Berkley Road Frome	Frome Berkley Down	Mr and Mrs Fletcher	Erection of single-storey rear and front extensions and re-configuration of roof.	Householder Application	Kirsty Black	No Objection but due to the amount of work being done to modernise the existing house, we would like to see a sustainability statement produced.

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
203	2023/0430/TCA	7 Keyford Terrace Frome	Frome Keyford	L Scammell	Tree 1 - Birch. Reduce canopy height by 2m. Tree 2 - Gelditisia. Reduce lower overhanging limb by 1.5m, reduce overhanging canopy by 1m & reduce remaining canopy by 1.5m overall. Tree 3 - Cherry Reshape and balance canopy by 1.5m	Works/Felling Trees in a CA	Bo Walsh	No Objection to necessary tree works. Defer to Mendip Tree officer
204	2023/0454/HSE	River Barn Garston Farm Access Frome	Frome Keyford	Mrs Corinna Faith	Rear office & terrace extension	Householder application	Oliver Down	No objection in principle, however the proposal is within flood zone 3, making it highly likely to flood. This proposal needs a flood risk assessment. We would also like to see lighting assessment, due to the large amount of proposed glazing and the terrace, both facing Rodden Meadow which is part of the Mells Valley Special Area of Conservation for Bats. Subject to Conservation officer.
205	2023/0461/HSE	13 Lansdown Place Frome	Frome Oakfield	Laura McFarlane and Edmund Francis	Demolition of existing rear extension, erection of two storey rear extension	Householder Application	Kirsty Black	No Objection

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
206	2023/0441/TPO	Public Open Space North Of 1 Acacia Drive Frome	Frome College	Paul Sampson	T1 Oak - Remove. T2 Oak - Remove.	Works/Felling of TPO Trees	Bo Walsh	<p>We would like to make it clear that we are sympathetic to the homeowners and would like to work with them and with Somerset Council to reach a satisfactory agreement. However, we must object to the felling of two well established oak trees, one of which is a veteran and the other a notable tree. We believe that there should be no further action until more research has been done to establish the exact cause of the subsidence at the property. We note that other properties, not close to the trees, are suffering from similar problems. This would indicate that the trees are not at fault and there is an issue elsewhere.</p> <p>Furthermore, we are concerned that the felling of trees will cause more damage to the property (or neighbouring properties) in the future, through heave.</p> <p>We would also like a CAVAT survey carried out on these two trees. There should not be a decision without the CAVAT.</p> <p>Finally, as all levels of local government have declared a climate emergency, it seems</p>

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
								contradictory to propose felling two well established trees which will have been continually sequestering carbon from the atmosphere. They also provide a multitude of habitats to a variety of species, crucial in the biodiversity crisis. These are important veteran trees, of high value, and play a major part in the amenity of the area. They provide a huge contribution to the area, both in amenity value and in terms of aesthetic and character value to the town. We firmly believe that these trees are irreplaceable.
207	2023/0406/FUL	Victoria Park Park Road Frome	Frome Park	Catherine Warburton	Refurbishment of the existing toilets to include 1 x unisex direct access toilet, 1 x accessible direct access toilet and 1 x Changing Places toilet	Full Application	Carlton Langford	No Comment as this is a Frome Town Council Project
208	2023/0464/TCA	Land At 378251 148022 Garston Farm Access Frome	Frome Keyford	Theo Pike	As per accompanying document: TWIST Rodden Meadow tree works PP supporting info	Works/Felling Trees in a CA	Bo Walsh	While we did not make the application, Frome Town Council are the owners of the trees, so no comment.