

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

Date: 09 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: Helen Kay (Zoom)

In attendance:

Members of the public: 0

Members of the public on Zoom: 0

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
2023/019P	1 QUESTIONS, COMMENTS, AND INFORMATION FROM THE PUBLIC None	
2023/020P	2 APOLOGIES FOR ABSENCE Cllr Polly Lamb Proposed by Cllr Steve Tanner, seconded by Cllr Mark Dorrington, agreed unanimously	
2023/021P	3 DECLARATION OF MEMBERS’ INTERESTS None	
2023/022P	4 TO AGREE TO THE MINUTES OF THE MEETING HELD 16 February 2023 Proposed by Cllr Philip Campagna, seconded by Cllr Andy Jones, agreed unanimously.	
2023/023P	5 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED - APPENDIX 1 ID 180 – Proposed by Cllr Steve Tanner, seconded by Cllr Andy Jones, agreed unanimously. ID 181 – Proposed by Cllr Steve Tanner, seconded by Cllr Lisa Merryweather, agreed by majority. Cllr Mark Dorrington abstained from this vote. ID 182 – Proposed by Cllr Andy Jones, seconded by Cllr Philip Campagna, agreed unanimously. ID 186 – Proposed by Cllr Andy Jones, seconded by Cllr Philip Campagna, agreed unanimously. ID 189 – Proposed by Cllr Steve Tanner, seconded by Cllr Mark Dorrington, agreed unanimously. ID 191 – Proposed by Cllr Fiona Barrows, seconded by Cllr Mark Dorrington, agreed unanimously. ID 192 – Proposed by Cllr Andy Jones, seconded by Cllr Mark Dorrington, agreed unanimously. 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. Proposed by Cllr Lisa Merryweather, seconded by Cllr Mark Dorrington, agreed unanimously	

Minute Ref	Agenda Item	Action
2023/024P	6 DATE OF NEXT MEETING 30 March 2023 at 6.30pm	

The Chair closed the meeting at 7.40pm

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Table 2 - Appendix 1 - Major Planning applications received

ID	MDC Reference	Address	Ward	Applicant	Description	Planning Officer	Type	Consultation Response
176	2023/0236/HSE	33 Whitewell Road Frome Somerset BA11 4EL	Frome Park	Mr Adam Kotyrba	Demolition of existing utility room and erection of single storey side and rear extension.	Householder Application	Oliver Down	No Objection
177	2023/0227/HSE	37 Styles Hill Frome Somerset BA11 5JG	Frome Berkley Down	Mr W.W.R Vallis	Single storey rear extension and 6m flagpole to front garden	Householder Application	Kirsty Black	No Objection
178	2023/0239/VRC	100 Rodden Road Frome Somerset BA11 2AL	Frome Berkley Down	Mr Peter Baker	Application to vary condition 2 (plans list (compliance)) of planning approval 2022/1023/HSE (Conversion of loft to include the addition of 3 dormer windows in south elevation and raising the pitch of a single-storey roof to kitchen on south elevation, plus addition of PV cells to two roofs.) to 1no. dormer.	Variation or Removal of Conditions	Joseph Leesam	No Objection
179	2023/0256/HSE	23 Chapmans Close Frome Somerset BA11 2SH	Frome College	Mr and Mrs Beaman	Raise garage roof to convert into habitable space	Householder Application	Kirsty Black	No Objection
180	2023/0133/HSE	43 Innox Hill Frome Somerset BA11 2LN	Frome Market	Mr and Mrs Scholefield	Erection of single-storey side extension to west following demolition of existing extension. Erection of new single-storey	Householder Application	Kirsty Black	No Objection, however a site section would be useful to confirm that there would be no impact on the houses behind.

ID	MDC Reference	Address	Ward	Applicant	Description	Planning Officer	Type	Consultation Response
					extension to east, roof to be raised at the rear and front of the house and internal alterations.			
181	2023/0198/HSE	8 Selwood Road Frome Somerset BA11 3BP	Frome Market	Henri Allen and Gerhard Schmid	Demolish existing rear brick outbuilding and erect single storey extension, replace windows with timber sashes, install rooflights, add garden building.	Householder Application	Kirsty Black	<p>Firstly, we have no objection to the restoration of previous unsympathetic works, nor the single storey rear extension. However, we feel that to have both rooflights and a PV array on the front elevation would cause significant harm to the conservation area. The roofscape is an integral part of the Trinity Conservation area. That said, we do support the use of solar panels, and support the efforts gone in to improving the thermal efficiency of the building and reducing the carbon output. We would prefer to see the solar panels on the rear elevation but appreciate that may not be possible. In this particular case, as the building is much taller than the houses surrounding it, we feel that the impact of solar panels would be minimal. So, we would have no objection to the PV array. We would like to object to the rooflights on the front elevation. We feel that they are intrusive to the fabric of the</p>

ID	MDC Reference	Address	Ward	Applicant	Description	Planning Officer	Type	Consultation Response
								building, and to have them as well as a PV array will have an increased and detrimental impact. Subject to the conservation officer.
182	2023/0038/CLE	21 Brunel Way Frome Somerset BA11 2XS	Frome College	Mrs V Toulson	Use of garages and extension as self-contained annexe.	Certificate of Use Existing	Kirsty Black	No Objection, but we request that a condition is attached so that the garage remains ancillary to the main house.
183	2023/0259/HSE	9 Styles Avenue Frome Somerset BA11 5JN	Frome Berkley Down	Mr Stone	Erect a single-storey side extension and an open porch. Relocate the front door and internal alterations	Householder Application	Oliver Down	No Objection
184	2023/0260/TPO	103 Wyville Road Frome Somerset BA11 2BS	Frome Berkley Down	Alison Dredge	T1 - Oak - Pollard to previously pollarded points roughly 2.5-3m.	Works/Felling of TPO Trees	Bo Walsh	Defer to Mendip Tree Officer - No Objection
185	2023/0271/FUL	24 Market Place Frome Somerset BA11 1AJ	Frome Market	HSBS CRE	Removal of external zno. ATMs, signage, CCTV and made good.	Full Application	Lorna Elstob	No Objection
186	2023/0291/HSE	11 Charles Road Frome Somerset BA11 1NT	Frome Keyford	Mr Stacey	Conversion of existing attached garage to a ground floor annex.	Householder Application	Jane Thomas	No Objection, however we request that a condition be attached that it cannot be sold separate to the main dwelling.
187	2023/0298/TCA	6 Keyford Terrace Frome Somerset BA11 1JL	Frome Keyford	Mr Robert Mann- Francis	T1 - Buddleja - Fell	Works/Felling Trees in a CA	Bo Walsh	Defer to Mendip Tree Officer - No Objection
188	2023/0280/TCA	54 Broadway Frome Somerset	Frome Oakfield	Dudley	T1- Cypress - Fell	Works/Felling Trees in a CA	Bo Walsh	Defer to Mendip Tree Officer - No Objection

ID	MDC Reference	Address	Ward	Applicant	Description	Planning Officer	Type	Consultation Response
		BA11 3HE						
189	2023/0238/LBC	15 Sheppards Barton Frome Somerset BA11 1EL	Frome Market	Mr M Phillips	Create kitchen in current dining room, new ground floor bathroom & first floor WC. Raise ceiling in second floor bedroom. Insulate solid brick rear extension, insulate roof spaces & install secondary glazing. Replace existing timber lintels and areas of cementitious pointing with new lime mortar. Replace gas boiler & central heating system with new electric system. (Retrospective).	Listed Building Consent	Zoe MacLennan	Subject to the conservation officer. No objection.
190	2023/0237/HSE	15 Sheppards Barton Frome Somerset BA11 1EL	Frome Market	Mr M Phillips	Create kitchen in current dining room, new ground floor bathroom & first floor WC. Raise ceiling in second floor bedroom. Insulate solid brick rear extension, insulate roof spaces & install secondary glazing. Replace existing timber lintels and areas of cementitious pointing with new lime mortar. Replace gas boiler & central heating system with new electric system. (Retrospective).	Householder application	Zoe MacLennan	Subject to the conservation officer. No objection.

ID	MDC Reference	Address	Ward	Applicant	Description	Planning Officer	Type	Consultation Response
191	2023/0230/HSE	25 High Street Frome Somerset BA11 1ER	Frome Market	D Williams	Erection of single storey rear extension, second floor rear dormer and rooflights	Householder application	Kirsty Black	Providing that there is no overlooking from the balcony, and subject to the conservation officer, no objection.
192	2023/0335/LBC	The Court House 8 King Street Frome Somerset	Frome Market	Mr A Pang	Extend listed building to form enlarged first floor flat	Listed Building Consent	Charlotte Rogers	Subject to the conservation officer, no objection. However, we feel that the parapet should be retained and raised inline with the roof height as it disguises the more modern extension.
193	2023/0334/FUL	The Court House 8 King Street Frome Somerset	Frome Market	Mr A Pang	Extend listed building to form enlarged first floor flat	Full application	Charlotte Rogers	Subject to the conservation officer, no objection. However, we feel that the parapet should be retained and raised inline with the roof height as it disguises the more modern extension.
194	2023/0376/HSE	1 Egford Lane Frome Somerset	Frome Oakfield	Mrs Claudia Swain	Alterations and extension of dwelling. New sanitary accommodation and extended dining / kitchen area	Householder application	Oliver Down	No Objection
195	2023/0289/TCA	35 Fromefield Frome Somerset	Frome College	Feldwick	T1 Sycamore, self-seeded, - reduce height by 3m	Works/felling in a CA	Bo Walsh	Defer to Mendip Tree Officer - No Objection
196	2023/0302/HSE	2 Wallbridge Avenue Frome Somerset	Frome Keyford	Mr and Mrs Bomani	Erection of two storey extension to side elevation. (Re-submission of 2022/1238/HSE).	Householder application	Kirsty Black	No Objection