

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

Date: 22 September 2022

Time: 7.00pm

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

Present:

Frome Town Planning Committee Councillors: Philip Campagna, Mark Dorrington, Polly Lamb, Steve Tanner

In attendance:

Members of the public: 0

Presenters: 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
2022/040P	1 QUESTIONS, COMMENTS, AND INFORMATION FROM THE PUBLIC None	
2022/041P	2 APOLOGIES FOR ABSENCE Cllr Andy Jones Proposed by Cllr Steve Tanner, seconded by Cllr Polly Lamb, agreed unanimously	
2022/042P	3 DECLARATION OF MEMBERS' INTERESTS None	
2022/043P	4 TO AGREE TO THE MINUTES OF THE MEETING HELD 1 September 2022 Proposed by Cllr Philip Campagna, seconded by Cllr Polly Lamb, agreed unanimously	

Minute Ref	Agenda Item	Action
2022/044P	<p>5 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED - APPENDIX 1</p> <p>ID 73 – Proposed by Cllr Philip Campagna, seconded by Cllr Steve Tanner, agreed unanimously</p> <p>ID 74 – Proposed by Cllr Philip Campagna, seconded by Cllr Mark Dorrington, agreed unanimously</p> <p>ID 79 – Proposed by Cllr Steve Tanner, seconded by Cllr Polly Lamb, agreed unanimously</p> <p>ID 81 – Proposed by Cllr Steve Tanner, seconded by Cllr Philip Campagna, agreed unanimous</p> <p>ID 85 – Proposed by Cllr Philip Campagna, seconded by Cllr Mark Dorrington, agreed unanimously</p> <p>ID 88 – Proposed by Cllr Mark Dorrington, seconded by Cllr Philip Campagna, agreed unanimously</p> <p>ID 89 – Proposed by Cllr Philip Campagna, seconded by Cllr Mark Dorrington, agreed unanimously</p> <p>Please note Cllr Steve Tanner mentioned that the tree applications will be dealt with by Bo Walsh, Mendip District Council’s Tree Officer.</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 sent round to Councillors prior to the meeting.</p> <p>Proposed by Cllr Steve Tanner, seconded by Cllr Mark Dorrington, agreed unanimously</p>	
2022/045P	<p>6 DATE OF NEXT MEETING</p> <p>The next meeting will be at 7pm on 13 October 2022</p>	

The Chair closed the meeting at 8:10pm

Table 2 - Appendix 1 - Major Planning applications received

ID	MDC Reference	Address	Ward	Applicant	Description	Planning Officer	Type	Consultation Response
71	2022/1810/TCA	Wesley Church Office Wesley Methodist Church Wesley Slope Frome Somerset BA11 1HA	Frome Park	Mr Ray Warren	T1 - Yew - Reduce to the approx. 3m in height to the level of the roof apex of the adjacent building. T2 - Norway Maple - Section fell to a low stump. T3 - Sycamore - Reduce canopy by approx. 2.5m in height to suitable growth points. Prune over extended lateral limbs by approx. 2.5m to suitable growth points where appropriate.	Works/Felling Trees in a CA	Bo Walsh	No objection subject to Tree Officers approval.
72	2022/1668/HSE -	9 Portway Frome	Frome Keyford	Mrs I Moynihan	Erection of rear conservatory	Householder Application	Charlotte Rogers	No objection
73	2022/1762/HSE	55 Locks Hill Frome Somerset BA11 1ND	Frome Keyford	MR M Travers	First floor and single storey rear extensions	Householder Application	Kirsty Black	No objection in principle. However, we are concerned about overshadowing to the neighbouring property as the 45 degree angle is very tight and would ask the case officer to assess this on their site visit. We would also recommend a construction management plan is requested to ensure that the access road is not blocked as per the comments submitted by adjoining residents.

ID	MDC Reference	Address	Ward	Applicant	Description	Planning Officer	Type	Consultation Response
74	2022/1722/FUL	Uplands Innox Hill Frome	Frome Market	Mr & Mrs Stuart and Debbie Hearn	Replacement dwelling, amendments to boundary wall and gate, associated hard and soft landscaping	Full application	Carlton Langford	No objection in principle. However, we would like to see more information on the embodied carbon from the demolition and whether this would offset the carbon saved from the new building. We would like to know the steps the contractors will take to minimise dust, carbon release, etc during the demolition of the current building. We would like to see a demolition plan and construction management plan.
75	2022/1306/LBC	Market House Bridge Street Frome	Frome Market	Mr Mason Edwards	Internal sand & paint flooring, paint internal walls & external rear wall	Listed Building Consent	Jayne Boldy	No objection
76	2022/1779/VRC	15 Phoenix Terrace Catherine Street Frome	Frome Market	Mr P Payne	Application to vary/remove condition 3 (materials compliance) of listed building consent 2021/2456/LBC to reconstituted stone render to dormer cheeks	Variation or Removal of Conditions	Josh Cawsey	No objection subject to conservation officer approval.
77	2022/1751/VRC	15 Phoenix Terrace Catherine Street Frome	Frome Market	Mr P Payne	Application to vary/remove condition 3 (materials compliance) of planning approval 2021/2385/HSE to reconstituted stone render to dormer cheeks	Variation or Removal of Conditions	Josh Cawsey	No objection subject to conservation officer approval.
78	2022/1754/TPO	6 Valley View Frome	Frome Market	Mr Mike Moore	T1 Lime - Re-pollard	Works/Felling of TPO Trees	Bo Walsh	No objection subject to Tree Officers approval.

ID	MDC Reference	Address	Ward	Applicant	Description	Planning Officer	Type	Consultation Response
79	2022/1724/HSE	66 Broadway Frome	Frome Oakfield	Miss Krall Fry	Erect a rear dormer, velux windows and door to front elevation, replace a twin wall polycarbonate roof with a tiled roof and velux windows to the rear extension	Householder Application	kirsty Black	Objection - the proposed Velux windows on the front elevation are not in keeping with the street scene, and there is potential overlooking of neighbouring rear gardens from the dormer extension. We would ask that this is assessed by the case officer during their site visit. Providing that there is no overlooking to the neighbouring gardens, we have no objection to the dormer.
80	2022/1756/TPO	7 Easthill Frome	Frome Berkley Down	Mr Wallis	Horse Chesnut - Reshape/pull back lower canopy away from the property	Works/Felling of TPO Trees	Bo Walsh	No objection subject to Tree Officers approval.
81	2022/1593/HSE	4 Goulds Lane Frome	Frome Market	Ms M Mauwer	Erection of single-storey side extension and rear covered veranda	Householder Application	Charlotte Rogers	No objection
82	2022/1824/VRC	83 Oakfield Road Frome	Frome Oakfield	Lathbury	Variation of condition 2 (Plans List) on permission 2022/0462/HSE (Erection of single-storey rear side extension, installation of new window to west elevation and glazed panels to north elevation of the roof)	Variation or Removal of Conditions	Oliver Down	No objection
83	2022/1692/ADV	Street Record Warminster Road Roundabout Frome	Frome Keyford	L Simms	Erection of advertisement/sponsorship 3no. hoarding signs on roundabout	Application to Display Adverts	Kirsty Black	no objection

ID	MDC Reference	Address	Ward	Applicant	Description	Planning Officer	Type	Consultation Response
84	2022/1750/HSE	19 Somerset Road Frome	Frome Park	Ms R Whelan	Erection of single-storey rear extension, insertion of windows to east elevation of main dwelling and side entrance gate to the property	Householder Application	kirsty Black	No objection
85	2022/1838/LBC	6 Keyford Terrace Frome	Frome Keyford	Mr Bob Mann-Francis	Rear ground and first floor extension, internal alterations and replacement windows/doors	Listed Building Consent	Zoe Maclellan	No objection
86	2022/1847/TCA	7 The Retreat Frome	Frome Keyford	Andy Padfield	T1 Sycamore- Fell. T2 Cypress- reduce by 2m. T3 Cherry- reduce by 3-4m. T4 Apple reduce by 2m	Works/Felling Trees in a CA	Bo Walsh	No objection subject to Tree Officers approval.
87	2022/1836/HSE	2 Long Ground Frome	Frome Keyford	A Sloper Svanevik	Erection of detached single-storey annexe in garden	Householder Application	Charlotte Rogers	No objection
88	2022/1723/FUL	Land North Of Wallbridge Gardens Frome	Frome Keyford	Mr D Kelley	Erection of 1no. dwellinghouse	Full Application	Josh Cawsey	No objection in principle. We would like to see further drawings, including a full site section and sun-path diagram, detailing the extent of the overshadowing and potential overlooking to neighbouring properties. We would also like to see a construction management plan for dealing with potential land contamination from the ground works.
89	2022/1837/HSE	6 Keyford Terrace Frome	Frome Keyford	Mr Bob Mann-Francis	Rear ground and first floor extension and replacement windows/doors	Householder Application	Zoe Maclellan	No objection

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