

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

Date: 10 August 2023

Time: 6.30pm

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

Present:

Frome Town Planning Committee Councillors: Fiona Barrows, Phillip Campagna, Mark Dorrington, Andy Jones, Polly Lamb, Steve Tanner

Somerset Council Councillor (on Zoom): Helen Kay

In attendance:

Members of the public: 12

Members of the public on Zoom: 2

Presenters on Zoom: 3

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
2023/061P	<p>1 QUESTIONS, COMMENTS, AND INFORMATION FROM THE PUBLIC</p> <p>Kym (resident) asked when the community fridge would return to the Town Centre. Cllr Mark Dorrington and Cllr Fiona Barrows informed the resident that currently Frome Town Council are waiting for the Loop de Loop building to be in a better condition before it is leased from Somerset Council. Nikki Brain, Resilience Manager has been working hard to get the works completed. The building needs to be hygienic and not have a rodent problem where the food will be stored. It was also mentioned that there was a lot vandalism to the community fridge when it was in town, and there is less vandalism now it is at the Town Hall. Kim asked why we can't knock the building down and replace it with a container, Cllr Fiona Barrows said it is important to make use of what we have rather than using more materials. Both Cllr Fiona Barrows and Cllr Mark Dorrington appreciate the work Terri puts in on getting the items to the community fridge and the work Nikki Brain is putting in to be able to do something with the Loop de Loop building.</p>	
2023/062P	<p>2 APOLOGIES FOR ABSENCE</p> <p>Cllr Lisa Merryweather Proposed by Cllr Steve Tanner, seconded by Cllr Mark Dorrington, agreed unanimously</p>	

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2023/063P	<p>3 DECLARATION OF MEMBERS' INTERESTS</p> <p>All Councillors submitted a dispensation request in writing to Jane Llewellyn, Planning and Development Manager, Cllr Steve Tanner proposed the committee voted on the dispensations. The dispensations were required for Councillors to discuss the following applications;</p> <ul style="list-style-type: none"> • ID 287 – North Hill House, due to this being a workplace of another Councillor, who is considered a close associate of the other Councillors. • ID 303 – 1 Willowvale, due to the applicant being a Councillor, who is considered a close associate of the other Councillors. <p>If the dispensations were not completed or not agreed then the Councillors would not have been able to discuss or vote on these applications. Proposed by Cllr Andy Jones, seconded by Cllr Philip Campagna, agreed unanimously</p> <p>Councillor Andy Jones declared a non-registrable interest in application ID 295 as the applicant is a close personal friend.</p>	
2023/064P	<p>4 TO AGREE TO THE MINUTES OF THE MEETING HELD 18 July 2023 Proposed by Cllr Fiona Barrows, seconded by Cllr Andy Jones, agreed unanimously</p>	
2023/065P	<p>5 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED – APPENDIX 1</p> <p>ID 258 – Proposed by Cllr Fiona Barrows, seconded by Cllr Philip Campagna, agreed unanimously. ID 267 – Proposed by Cllr Andy Jones, seconded by Cllr Mark Dorrington, agreed unanimously. ID 285 – Proposed by Cllr Andy Jones, seconded by Cllr Mark Dorrington, agreed unanimously. ID 286 – Proposed by Cllr Andy Jones, seconded by Cllr Mark Dorrington, agreed unanimously. ID 287 – Proposed by Cllr Steve Tanner, seconded by Cllr Andy Jones, agreed unanimously. ID 291 – Proposed by Cllr Steve Tanner, seconded by Cllr Andy Jones, agreed unanimously. ID 295 – Proposed by Cllr Andy Jones, seconded by Cllr Polly Lamb, agreed unanimously. ID 296 – Proposed by Cllr Andy Jones, seconded by Cllr Polly Lamb, agreed unanimously. ID 304 – 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. Proposed by Cllr Steve Tanner, seconded by Cllr Fiona Barrows, agreed unanimously.</p>	
2023/066P	<p>6 DATE OF NEXT MEETING 31 August 2023 at 6.30pm</p>	

The Chair closed the meeting at 8.50pm

Table 2 - Appendix 1 - Major Planning applications received

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
286	2023/1365/PAH	33 Vallis Road Frome	Frome Oakfield	Mr Sam Fox	The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.45m, with a maximum height of 2.90m and an eaves height of 2.90m.	Prior Approval Householder	Jane Thomas	No objection, although note that the applicant will need a party wall agreement with neighbour.
287	2023/1255/LBC	Garston House Portway Frome	Frome Market	Garston Veterinary Group	Installation of CT Scanner with office and staff welfare facilities, external staircase to an existing outbuilding.	Listed Building Consent	Carlton Langford	FTC support the application to change the use of the outbuilding to enable CT scanning. However, this is subject to the Conservation Officers approval. FTC are also concerned about the neighbours amenity being lost due to the additional external stair. If this stair cannot be internal, we request that it is screened in some way (with material approved by Conservation Officer).
288	2023/1254/FUL	Garston House Portway Frome	Frome Market	Garston Veterinary Group	Installation of CT Scanner with office and staff welfare facilities, external staircase to an existing outbuilding.	Full Application	Carlton Langford	FTC support the application to change the use of the outbuilding to enable CT scanning. However, this is subject to the Conservation Officers approval. FTC are also concerned about the neighbours amenity being lost due to the additional external stair. If this stair cannot be internal, we request that it is screened in some way (with material approved by

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								Conservation Officer).
289	2023/1286/VRC	North Hill House Fromefield Frome	Frome College	Aspris Children's Services Limited	Application to vary condition 8 (Student capacity (Compliance)) of planning approval 2022/2495/FUL to read "The Day School hereby approved shall have limited student capacity of 88 pupils only".	Variation or Removal of Conditions	Carlton Langford	No Comment Submitted - Awaiting further information from applicant
290	2023/1292/TCA	Saxon Cottage 3 - 4 Adderwell Frome	Frome Keyford	Baker	T4 - Cypress - Fell.	Works/Felling Trees in a CA	Bo Walsh	No objection to necessary tree works – defer to somerset tree officer.
291	2023/1299/LBC	The Old Post Office 9 Market Place Frome	Frome Market	Kingsway Investments (Frome) Ltd	Works to building to allow for business use to integrate upper floors, installation: - 2no. windows at first floor, external fire escape door, spiral stair, roof terrace fencing, walkway and 1no. pair of external glazed doors. (Resubmission of 2021/1728/LBC).	Listed Building Consent	Carlton Langford	No objection subject to Conservation Officer

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292	2023/1298/FUL	The Old Post Office 9 Market Place Frome	Frome Market	Kingsway Investments (Frome) Ltd	Works to building to allow for business use to integrate upper floors, installation: - 2no. windows at first floor, external fire escape door, spiral stair, roof terrace fencing, walkway and 1no. pair of external glazed doors. (Resubmission of 2021/1728/LBC).	Full Application	Carlton Langford	No objection subject to Conservation Officer
293	2023/1310/HSE	16 Churchward Drive Frome	Frome Berkely Down	Mr & Mrs Burgess	Proposed extensions and alterations	Householder	Oliver Down	No Objection
294	2023/1251/FUL	13A Keyford Frome	Frome Keyford	Sadgrove	Change of use from Betting Shop (Use Class A2 (E)) to dwellinghouse (Use Class C3).	Full Application	Carlton Langford	No Objection
295	2023/1321/HSE	50 Lower Keyford Frome	Frome Keyford	Simon Millard	Install dropped kerb onto Culver Hill.	Householder Application	Kirsty Black	No objection subject to Highways Officer
296	2023/1328/TPO	37 Fromefield Frome	Frome College	Philip De'glanville	TPO M1292 - Holm Oak - Reduce overhanging limbs (on roadside) by up to 1.5m.	Works/Felling of TPO Trees	Bo Walsh	No objection to necessary tree works – defer to somerset tree officer.
297	2023/1336/TPO	12 Grange Road Frome	Frome College	Sharon Rossiter	TPO M1270 - T1 - Beech, T2 - Beech, T3 - Whitebeam - Crown lift to 4m on the East side.	Works/Felling of TPO Trees	Bo Walsh	No objection to necessary tree works – defer to somerset tree officer.
298	2023/1368/LBC	18 Stony Street	Frome Market	Barclays Bank plc	Decommissioning of Bank - Removal of signage, ATM, night safe plate, ADT Alarm box, letter box, window	Listed Building Consent	Lorna Elstob	No Objection subject to conservation officer. FTC would also like to request that the work is carried out in good time and to a

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					glazing with text, internal furniture and make good.			spec approved by the conservation officer.
299	2023/1367/FUL	18 Stony Street	Frome Market	Barclays Bank plc	Decommissioning of Bank - Removal of signage, ATM, night safe plate, ADT Alarm box, letter box, window glazing with text, internal furniture and make good.	Full Application	Lorna Elstob	No Objection subject to conservation officer. FTC would also like to request that the work is carried out in good time and to a spec approved by the conservation officer.
300	2023/1356/TCA	61 Lower Keyford Frome	Frome Keyford	Mr Tim Burgess	T1 - Apple Tree - Fell.	Works/Felling Trees in a CA	Bo Walsh	No objection to necessary tree works – defer to somerset tree officer.
301	2023/1311/TCA	7 Keyford Terrace Frome	Frome Keyford	Mr Stephen Scammell	Elder - cut base to accommodate fence by D15xH23xW30cm.	Works/Felling Trees in a CA	Bo Walsh	No objection to necessary tree works – defer to somerset tree officer.
302	2023/1399/TCA	Morton Guest House 52 Rossiters Hill Frome	Frome Keyford	Mr Neil Barnes	T1 Ash - Reduce by 2.5-3m.	Works/Felling Trees in a CA	Bo Walsh	No objection to necessary tree works – defer to somerset tree officer.
303	2023/1443/HSE	The Hollies 28A Rodden Road Frome	Frome College	Susannah Wells	Construct external staircase and opening in gable end to proposed loft conversion.	Householder Application	Jane Thomas	No objection however FTC do request that a condition is placed on the annexe so that it remains ancillary to the property.
304	2023/1417/TCA	6 Goulds Ground Frome	Frome Market	Mrs Elizabeth Davies	T1 Cherry - Fell.	Works/Felling Trees in a CA	Bo Walsh	No objection to necessary tree works – defer to somerset tree officer.
305	2023/1408/LBC	1 Willow Vale Frome	Frome Market	Mr Andrew Lambart	Proposal for minor Property Flood Resilience (PFR) works	Listed Building Consent	Jayne Boldy	No Objection subject to Conservation Officer
306	2023/1411/CLP	Land Adjacent to The Retreat Frome	Frome Keyford	Family Sutton Solutions	Application for an existing lawful development certificate for works begun	Certificate of Proposed Use/Developm	Carlton Langford	No Objection

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				Ltd	within 3 years on planning application 2021/2437/VRC.	ent		
258	2023/1014/ADV	51 Catherine Street Frome	Frome Market	Howden Group Holdings Limited	Installation of 1no. illuminated fascia sign.	Application to Display Adverts	Jane Thomas	FTC have no objection to the non-illuminated signage.

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267	2023/1070/FUL	Land North Of Styles Close Frome	Frome Berkley Down	Mr Rory Compton	Construction and operation of an energy storage facility, fencing, landscape planting, site access, drainage, infrastructure, lighting, CCTV equipment and underground cabling.	Full Application	Nikki White	<p>2023/1070/FUL Construction and operation of an energy storage facility, fencing, landscape planting, site access, drainage, infrastructure, lighting, CCTV equipment and underground cabling. Land North Of Styles Close Frome</p> <p>Objection</p> <p>Frome Town Council acknowledges the need for battery storage and other technologies in Frome, we know that there is not currently enough provision in the grid and that this is impacting new development as well as the supply to exiting users.</p> <p>The proximity of this development to the properties on Styles Close will have a detrimental impact on the residential amenity of those properties and the wider area. Residential amenity has a significant and valuable impact on the way in which people use their homes, and we believe that in this instance, the health and well-being of residents will be directly affected.</p> <p>The scale of the development will have an overbearing effect and would directly affect the outlook</p>

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
								<p>of the properties on Styles Close resulting in an oppressive outlook, particularly the 5-meter-high fencing. Development should secure high quality and healthy living conditions by ensuring an acceptable outlook, the fact that some residents of Styles Close already have an outlook over the existing Electricity Sub Station it is not considered a valid argument. All development proposals should consider the effect on residential amenity of noise, air quality, odour, environmental effects, and light. In this instance, noise is a particular concern.</p> <p>The response from Environment and Community Protection Officer, states -</p> <p>The noise assessment recommends that a 5-metre-high acoustic fence is constructed around the facility, however no justification is provided to suggest that this is the correct height for the acoustic fence.</p> <p>The assessment is also based on data provided to the consultant by the client, which would seem to be based on manufacturers data, however no reference is made to</p>

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								<p>the source of the data in the report, nor is there any real-life noise data taken from other facilities that might be in use. Similarly, the report suggests that the proposed facility will not have any tonality associated with it, however there is no frequency data provided in the report to support this assumption.</p> <p>The applicant has not demonstrated that the planning application will not have a detrimental impact on the amenity of nearby residential properties. Whilst the applicant has stated that it does not operate continuously at full duty 24 hours a day over long periods of time and will instead operate on average four hours per day, with an absolute maximum running profile of 6 hours in case of high stress network events. They have not confirmed what the actual hours of operation will be. If the application is approved, acceptable hours of operation should be conditioned.</p> <p>We also note that further information and proposed mitigation measures have been</p>

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								<p>submitted to Environmental protection and will await a further response.</p> <p>Despite assurances we are very concerned about the risk to public safety, not only the fire/thermal runaway but from the release of toxic gases both into the atmosphere or the nearby stream. As Frome Town Council are not experts in this technology, we put a lot of store in the recommendations from the National Fire Chiefs Council. We appreciate that they are only recommendations, but we believe that they should be given full weight in the absence of any other UK legislation, or that no decision should be made until the Amendment to the Energy Bill, which will covers BESS sites is made.</p> <p>Looking at the NFCC fire recommendations, there are a few areas where the Trina project doesn't appear to be following them. For example:</p> <ul style="list-style-type: none"> • While NFPA 855 only requires that units be 3m away from other buildings or public ways, NFCC

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								<p>guidelines suggest 25m prior to any mitigating factors. While the site is 50m from the nearest housing, it's not clear if prevailing wind directions have been factored into siting choice to minimise the impact of toxic fumes produced from lithium-ion battery fires.</p> <ul style="list-style-type: none"> • A standard minimum spacing between units of 6 metres is suggested unless suitable design features can be introduced to reduce that spacing. If reducing distances, a clear, evidence based case for the reduction should be shown. Trina is proposing 2.5m separation. We cannot see if any additional firewalls are present in the plans to justify this closer siting. • Whilst gaseous suppression systems have been proposed previously, current research indicates the installation of water-based suppression systems for fires involving cell modules is more effective. Trina proposes a gaseous suppression system. • Recommends at least 2 separate access points to the site to account for opposite wind

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								<p>conditions/direction. - the Trina project currently only includes a single access point .</p> <p>To date there has been no response from the local Fire Service, having an adequate emergency response plan is key should something go wrong. It should be investigated to what extent the fire service has been consulted on design/emergency response planning decisions for the project.</p> <p>For reference please see the safety management plan for another similar but unrelated BESS system, which goes into some detail about their engagement and recommendations from the Lincolnshire Fire Service (which mirror those of the NFCC provided in the planning portal). We would want to see something similar to demonstrate Trina has at least consulted with the Somerset fire service.</p> <p>It's worth noting how much more comprehensive that safety management plan is than the single page 'fire safety approach' and the generic 'fire suppression system outline' provided by Trina</p>

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								<p>Solar. It should be noted that, Frome Fire Station is a retained station, so this should be factored into any safety management plan. A Health and Safety Risk Assessment for the site should also be made available for inspection.</p> <p>As we have stated, Frome Town Council do not have any expertise in this new technology and would want to see the consultation responses from all the outstanding Statutory Consultees, together with the additional information outlined above. At which point we may wish to comment further. We would however welcome the opportunity to work with Trina Solar in bringing forward an appropriate site elsewhere in Frome or the surrounding area.</p>