

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

Date: 11th January 2024

Time: 6.30pm

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

Present:

Frome Town Planning Committee Councillors: Mark Dorrington, Steve Tanner

Somerset Councillor on Zoom: Helen Kay

In attendance:

Members of the public: 2

Members of the public on Zoom: 1

Jane Llewellyn, Planning and Development Manager

Hannah Paniccia, Assistant Finance Officer

Please note that this meeting was not quorate due to only two councillors being able to attend, therefore delegated powers were used to respond to the planning applications on this agenda. Our standing orders state that powers are delegated to Jane Llewellyn, Planning and Development Manager, and Cllr Steve Tanner, Chair of Planning Committee.

Table 1 – Agenda items

Minute Ref	Agenda Item	Action
2023/099P	1 QUESTIONS, COMMENTS, AND INFORMATION FROM THE PUBLIC None	
2023/100P	2 APOLOGIES FOR ABSENCE Apologies from Cllr Polly Lamb, Cllr Fiona Barrows, Cllr Philip Campagna, Cllr Andy Jones and Cllr Lisa Merryweather. These apologies were not able to be voted on due to meeting not being quorate.	
2023/101P	3 DECLARATION OF MEMBERS’ INTERESTS None	
2023/102P	4 TO AGREE TO THE MINUTES OF THE MEETING HELD 14th December 2023 These minutes were not able to be voted on due to meeting not being quorate.	
2023/103P	6 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED – APPENDIX 1 The following applications were discussed however decisions could not be made or voted on due to meeting not being quorate, therefore the decisions were made in line with standing orders, where powers are delegated to both Jane Llewellyn, Planning and Development Manager, and Cllr Steve Tanner, Chair of Planning Committee. ID 394 ID 384 ID 385 ID 391 ID 396 ID 398 ID 381 ID 395 ID 399 ID 397	
2023/104P	7 DATE OF NEXT MEETING 25 th January 2024 at 6.30pm	

The Chair closed the meeting at 7.37pm

Table 2 - Appendix 1 - Major Planning applications received

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
384	2023/0634/RE M	Land At 377620 146494 Little Keyford Lane To The Mount Blatchbridge	Frome Keyford	David Wilson Homes	Application for approval of reserved matters following outline approval 2020/0341/OTS for residential development with parking, open space, infrastructure and associated access. Matters of appearance/landscaping/layout/scale to be determined.	Reserved Matters Application	Ed Winter	No objection, we welcome the revisions to protect the hedges and orchard trees
385	2023/2387/PCS	Unit 10 Handlemaker Road Frome	Frome Keyford	Tyco Fire Products	Notification for Prior Approval for the installation of a 384kWp rooftop solar array which is to be installed on a standard trapezoidal sheet profile roof.	Prior App Inst/Alt/Rep Solar on Non- Dom	Carlton Langford	Fully support the installation of the solar array
386	2023/2129/LBC	1 Trinity Street Frome	Frome Market	J Kennedy	Like for like replacement of front door	Listed Building Consent	Jayne Boldy	No objection providing like for like wooden replacement
387	2023/2343/LBC	The Old Vicarage Vicarage Street Frome	Frome Market	Mr & Mrs McGuinne ss	Internal alterations	Listed Building Consent	Jayne Boldy	No objection. Defer to Conservation officer.
388	2023/2389/TCA	4 Riverside Terrace Willow Vale Frome	Frome Market	Mrs Battye	T1 - Romania - Crown reduction of 2 to 3f	Works/Felling Trees in a CA	Bo Walsh	No objection to necessary tree works.

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
389	2023/2400/TCA	16 Redland Terrace Frome	Frome Keyford	Rebecca Saxon	T1 - Cherry - Prune and crown raise. T2 - Cherry - Fell. T3 - Birch - Reduce.	Works/Felling Trees in a CA	Bo Walsh	No objection to necessary tree works.
390	2023/2489/CLP	1 Chestnut Close Frome	Frome Berkely Down	Mrs Laura Williams	Application for a proposed lawful development certificate for Garage Conversion to dining room. The works include the converting of the existing attached garage, replacement of the existing garage door with matching brickwork and window, internal opening up of existing garage diving wall and insertion of permanent walk through opening.	Certificate of Proposed Use/Development	Lorna Elstob	No Objection
391	2023/2181/FUL	26 Christchurch Street West Frome	Frome Market	T Walker	Alterations to commercial property to form two-storey office/shop and change of use of part of the property to form a two-storey 1 bedroom 2 person dwelling.	Full Application	Lorna Elstob	No objection, but we would like the existing Moore & Toop signage to stay in place, as the sign is iconic.
392	2023/2394/TCA	9 Vicarage Street Frome	Frome Market	C Stone	T1 - Tree of Heaven - Fell to ground level and treat stump.	Works/Felling Trees in a CA	Bo Walsh	No objection to necessary tree works
393	2023/2219/FUL	18 Stony Street Frome	Frome Market	V Fox	Change of use from bank to Sui Generis for use as a Tattoo studio.	Full Application	Anna Jotcham	No objection
394	2023/2416/LBC	Flat 1 1 Saxon Vale Frome	Frome Market	Mr Andrew Harding	Upgrade insulation in roof, install secondary double glazing, ventilation fans.	Listed Building Consent	Rebecca Bowran	No objection, defer to conservation officer

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395	2023/2366/LBC	1 Bridge House Bridge Street Frome	Frome Market	Mr Oliver Feldwick	Install log burner stove to current ground floor open fireplace.	Listed Building Consent	Rebecca Bowran	It is not clear how the works will impact the building, need to see a scaled drawing of the fireplace with the log burner in situ. Defer to heritage officer.
396	2023/2386/FUI	Land Adj. The Robins Frome	Frome Keyford	Mr Matthew Halstead	Erection of four dwellings	Full Application	Lorna Elstob	No objection, but units 2&3 are very narrow, they would provide better accommodation and be more thermally efficient if they were changed to semi detached properties. We are also concerned to see that the site was cleared in advance of the ecology survey being carried out. We would also like to see PV Panels incorporated as part of the design
397	2023/2449/HSE	Monte Alto Mount Pleasant Frome	Frome Keyford	Sarah Blackburn	Demolition of existing garage, connect corridor and rear conservatory. Reconstruction of conservatory and a side extension.	Householder Application	Kirsty Black	No Objection
398	2023/2458/HSE	15 Welshmill Lane Frome	Frome Market	Mr D Spooner	Raising of ridge height to create additional storey and erection of side and rear extensions and annexe	Householder Application	Lorna Elstob	No objection in principle but unsure of impact on neighbour – possible overshadowing/overbearing – may be mitigated by the change in levels between the two houses. Will need deciding officer visit to ensure no impact to neighbours. Possible over looking to springmead but again may be

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ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
								mitigated by change in level/being separated by road. We would also like to ensure that the trees on the adjoining land are not damaged as a result of any works
399	2023/2339/LBC	50B Milk Street Frome	Frome Market	Andrew & Dakota Ring	Replacement shed and new low level fences.	Listed Building Consent	Rebecca Bowran	No Objection to the sheds as long as they are conditioned for storage use only. We do object to the fence shown on the proposed west elevation as it interrupts the views across the town.
400	2024/0001/TCA	76 Nunney Road Frome	Frome Park	Mr Edward Calvert	Conifer T1 - Complete removal from site including stump. Cherry Tree T2 - Complete removal from site including stump. Apple Tree T3 - Complete removal from site including stump. Apple Tree T4 - Complete removal from site including stump. Hazel T5 - Complete removal from site including stump. Hazel T6 - Complete removal from site including stump.	Works/Felling Trees in a CA	Bo Walsh	Application form isn't clear as to why the amount of trees need to be removed or whether there's anything wrong with them. No objection to necessary tree works but could do with clarification for reasons for removals.