

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

Date: 14th December 2023

Time: 6.30pm

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

Present:

Frome Town Planning Committee Councillors: Mark Dorrington, Steve Tanner, Philip Campagna, Fiona Barrows, Andy Jones, Lisa Merryweather

Somerset Councillor on Zoom: Helen Kay

In attendance:

Members of the public: 1

Members of the public on Zoom: 0

Catherine Warburton, Planning and Development Officer

Table 1 – Agenda items

Minute Ref	Agenda Item	Action
2023/093P	1 QUESTIONS, COMMENTS, AND INFORMATION FROM THE PUBLIC None	
2023/094P	2 APOLOGIES FOR ABSENCE Apologies from Cllr Polly Lamb. Proposed by Cllr Fiona Barrows, seconded by Cllr Steve Tanner, agreed unanimously.	
2023/095P	3 DECLARATION OF MEMBERS’ INTERESTS Cllr Fiona Barrows declared an interest in Application 365 as property is owned by landlord and applicant is a friend.	
2023/096P	4 TO AGREE TO THE MINUTES OF THE MEETING HELD 23rd November 2023 Proposed by Cllr Mark Dorrington, seconded by Cllr Philip Campagna, agreed majority. Cllr Lisa Merryweather abstained from voting as not present at previous meeting.	
2023/097P	6 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED – APPENDIX 1 ID 370 – Proposed by Cllr Andy Jones, seconded by Cllr Fiona Barrows, agreed majority. Cllr Lisa Merryweather abstained. ID 368 – Proposed by Cllr Andy Jones, seconded by Cllr Steve Tanner, agreed unanimously. ID 381 – Frome Town Council owns neighbouring land and Councillors did not feel comfortable making a decision without prior guidance from the Town Clerk. This application will be brought to the next planning meeting. ID 376 – Proposed by Cllr Philip Campagna, seconded by Cllr Andy Jones, agreed majority. Cllr Lisa Merryweather abstained. ID 366 – Proposed by Cllr Andy Jones, seconded by Cllr Philip Campagna, agreed unanimously. ID 365 – Proposed by Cllr Philip Campagna, 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 Fiona Barrows, seconded by Cllr Andy Jones, agreed unanimously.	
2023/098P	7 DATE OF NEXT MEETING 11 th January 2024 at 6.30pm	

The Chair closed the meeting at 7.27pm

Table 2 - Appendix 1 - Major Planning applications received

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
365	2023/2162/VRC	90 Weymouth Road Frome	Frome Park	J Maryon	Application for variation of Condition 2 (Plans List) on planning consent 2023/0684/FUL (Courtyard extension).	Variation or Removal of Conditions	Charlotte Rogers	Objection on the basis of neighbours amenity. We would prefer to see the airconditioning sited away from the neighbours boundary.
366	2023/2185/HSE	25 High Street Frome	Frome Market	D Williams	Replacement front dormer and new (retrospective) rear dormer windows	Householder Application	Kirsty Black	Objection. The application is confusing as to what works have been carried out already. Neither proposed dormer is in keeping with the conservation area. We request that the conservation officer attends site.
367	2023/2226/TCA	91 Locks Hill Frome	Frome Keyford	K Adams	G1 (Field Maple) - reduce to 4m. T1 (Beech) - Crown lift to 5m. T2 (Fig) - Reduce by 2m.	Works/Felling Trees in a CA	Bo Walsh	No Objection (unable to comment, already decided)
368	2023/2202/HSE	92 Oakfield Road Frome	Frome Oakfield	G & B Stothart	Proposed single storey rear extension and dormer extension to second floor and ancillary works.	Householder Application	Charlotte Rogers	No objection subject to deciding officer visit proving no overlooking to neighbours and for the partywall situation being resolved.
369	2023/2216/LBC	3 Keyford Terrace Frome	Frome Keyford	Stephanie Caiger-Watson	Fully refurbish existing front sash windows. Replace rear windows with painted hardwood double glazed sash and casement windows.	Listed Building Consent	Rebecca Bowran	No objection

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
370	2023/2184/FUL	Land At 378130 147577 Locks Hill Frome	Frome Keyford	M Halstead	Erection of two dwellings (use class C3) and associated works.	Full Application	Carlton Langford	Objection. Frome Town Council feel that the design is innappropriate for the area and not in keeping with the neighbouring houses. Furthermore, due to the sloping nature of the site, the proposed 3-storey properties are overbearing and overshadowing to the bungalows on Locks Hill, as well as to the properties on Portway Gardens. Finally, there is the loss of neighbours parking amenity due to the potential loss of in use garages.
371	2023/2236/HSE	21 Goulds Ground Frome	Frome Market	Mr Simon Temple	Demolition of front porch extension. Amendments to rear extension to insulate and weatherproof. Changing of doors and windows. Cladding of upper elevations.	Householder Application	Charlotte Rogers	No Objection.
372	2023/2067/HSE	Sapucaia Little Keyford Lane Frome	Frome Keyford	Lottie Hopkins	Erection of a new single storey extension and dormers to the south east elevation and change of external materials	Householder Application	Jennifer Alvis	No Objection
373	2023/2248/TCA	29 Naishs Street Frome	Frome Market	Mr Arron Smith	Sycamore in rear of garden. Dismantle, stump left at ground level.	Works/Felling Trees in a CA	Bo Walsh	Maintenance would be preferable to felling, but no objection. (unable to comment, already decided).

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
374	2023/2142/HSE	24 Westover Frome	Frome Park	H Stephens	Installation of an air source heat pump to the rear of the property.	Householder Application	Jane Thomas	No Objection
375	2023/2280/TCA	Holmwood Welshmill Road Frome	Frome Innox	Mr Chris Green	Reduce clump of laurel including some hazel stands and holly stands from 6m to 3m height to allow light for the neighbour.	Works/Felling Trees in a CA	Bo Walsh	No Objection
376	2023/2111/LBC	The Old Presbytery 2 Westend Court Frome	Frome Market	J Haines	Positioning of caravan studio within curtilage of listed building	Listed Building Consent	Rebecca Bowran	Objection. This should have been a planning application, not Listed Building Consent.
377	2023/2275/HSE	15 Selwood Crescent Frome	Frome College	Mr Ron Crossman	1st storey side extension and conversion of garage	Householder Application	Kirsty Black	No Objection
378	2023/2295/HSE	17 Butlers Gardens Frome	Frome Keyford	Mr & Mrs Russell	Two storey side extension, garage conversion, extended parking area.	Householder Application	Kirsty Black	No Objections but would like to see a permeable surface to the proposed extra parking provision.
379	2023/2320/TCA	6 Willow Vale Frome	Frome Market	Mr Hedges	T1 - Gingko - Fell.	Works/Felling Trees in a CA	Bo Walsh	No Objection
380	2023/2312/TCA	24 Nunney Road Frome	Frome Oakfield	Mr Tristan Herridge	T1- Sycamore- height reduction 5m approx. T2 - Norway maple- crown reduction 30% (3m approx). T3 - Balsam poplar- fell.	Works/Felling Trees in a CA	Bo Walsh	No Objection
381	2023/2227/HSE	5 Oakfield Road Frome	Frome Oakfield	G Krstic	Single storey side & rear extension. Rear dormer loft conversion.	Householder Application	Charlotte Rogers	Have delayed response to Jan meeting

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
382	2023/2318/HSE	3 Tower View Frome	Frome Keyford	Marta Jageilska	Retrospective application for timber pergola to front of property.	Householder Application		No Objection
383	2023/2323/HSE	14 Beechwood Avenue Frome	Frome College	Ms Sara Francis	Removal of existing glazed conservatory and detached garage and erection of new rear single storey extension	Householder Application		No Objection

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