

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

Date: 15<sup>th</sup> February 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, Lisa Merryweather, Fiona Barrows, Polly Lamb

**In attendance:**

Somerset Councillors: Helen Kay

Members of the public: 5

Members of the public on Zoom: 1

Jane Llewellyn, Planning and Development Manager via Zoom

Catherine Warburton, Planning and Development Officer

Becca Evans, Business Administrator

Table 1 – Agenda items

Minute Ref	Agenda Item	Action
2023/111P	<b>1 QUESTIONS, COMMENTS, AND INFORMATION FROM THE PUBLIC</b> None	
2023/112P	<b>2 APOLOGIES FOR ABSENCE</b> Apologies from Cllr Andy Jones. Proposed by Cllr Fiona Barrows, seconded by Cllr Steve Tanner, agreed unanimously.	
2023/113P	<b>3 DECLARATION OF MEMBERS’ INTERESTS</b> None	
2023/114P	<b>4 TO AGREE TO THE MINUTES OF THE MEETING HELD 25<sup>th</sup> January 2024</b> Proposed by Cllr Mark Dorrington, seconded by Cllr Lisa Merryweather, agreed unanimously.	
2023/115P	<b>6 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED – APPENDIX 1</b> ID 370 – Proposed by Cllr Steve Tanner, seconded by Cllr Polly Lamb, agreed majority. Cllr Fiona Barrows voted against; Cllr Mark Dorrington abstained from voting. ID 420 – Proposed by Cllr Steve Tanner, seconded by Cllr Fiona Barrows, agreed unanimously. ID 423 – Proposed by Cllr Steve Tanner, seconded by Cllr Fiona Barrows, agreed unanimously. ID 426 – Proposed by Cllr Steve Tanner, seconded by Cllr Fiona Barrows, agreed unanimously. ID 428 – Proposed by Cllr Mark Dorrington, seconded by Cllr Steve Tanner, 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.	
2023/116P	<b>7 DATE OF NEXT MEETING</b> 7 <sup>th</sup> March 2024 at 6.30pm	

The Chair closed the meeting at 8.08pm

Table 2 - Appendix 1 - Major Planning applications received

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
417	<a href="#">2024/0167/CLP</a>	29 Wynford Road Frome	Frome Berkely Down	Mrs Joanna Nicholls	Application for a proposed lawful development certificate for proposed 3m side extension	Certificate of Proposed Use/Development	Jane Thomas	No Objection
418	<a href="#">2024/0075/HSE</a>	14 Bath Road Frome	Frome College	Chris Round	Rear/Side extension of existing mid Terrace house to enlarge kitchen/dining area. The old shed will be rebuilt as a wooden building and used as a store/laundry area.	Householder Application	Carlton Langford	No objection
419	<a href="#">2024/0052/HSE</a>	50B Milk Street Frome	Frome Market	Mr Andrew Ring	Retrospective replacement shed and new low level fences	Householder Application	Rebecca Bowran	Originally submitted as LBC - previous comments have been transferred over to the correct application
420	<a href="#">2024/0112/HSE</a>	18 Avenue Road Frome	Frome Keyford	Mrs C Payne	Single storey rear extension to replace existing rear single storey extension, new rear dormer to existing loft bedroom.	Householder Application	Kirsty Black	No Objection
421	<a href="#">2024/0117/HSE</a>	16 Critchill Road Frome	Frome Park	Ms T Henwood	Single Storey Side Extension.	Householder Application	Charlotte Rogers	No objection
422	<a href="#">2024/0135/LBC</a>	8 Market Place Frome	Frome Market	Ms Megan Koch	- Replace 1no. Projecting signage with new 500mm. Retain existing brackets. - Existing Projecting sign bracket to be painted blue to match fascia. - Replace 1no. Fascia and 1no. Logo with 1no. New blue fascia &	Listed Building Consent	Rebecca Bowran	No objection

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
					1no. New 290mm logo height. - Replace statutory signage with new. - Add new safety manifestation to windows.			
423	<a href="#">2024/0114/FUL</a>	34 Rodden Road Frome	Frome Berkley Down	J Jones	Installation of a modular self-service launderette facility and associated works (retrospective).	Full Application	Lorna Elstob	No objection
424	<a href="#">2024/0149/HSE</a>	114 Broadway Frome Somerset	Frome Oakfield	Mr & Mrs Castle	Single storey, side and front extension. Widen existing vehicular access and drop kerbs.	Householder Application	Lorna Elstob	No objection
425	<a href="#">2024/0180/HSE</a>	31 Butlers Gardens Frome	Frome Keyford	Mr G Clark & Mrs T Moore	Front single storey extention with enlarged entrance.	Householder Application	Lorna Elstob	No objection
426	<a href="#">2024/0186/HSE</a>	4 Mount Pleasant Frome	Frome Keyford	Hughes-Davies	Construction of single storey rear extension following demolition of existing lean-to.	Householder Application	Rebecca Bowran	FTC have no objection to the principle of the works, however are concerned that the density of the terrace will be increased, creating a pinch point between the proposed extension of number 4 and the existing extension of number 6. Providing that the deciding officer is assured of no overbearing to number 3, FTC have no objection.

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427	<a href="#">2024/0187/LBC</a>	4 Mount Pleasant Frome	Frome Keyford	Hughes-Davies	Construction of single storey rear extension following demolition of existing lean-to.	Listed Building Consent	Rebecca Bowran	FTC have no objection to the principle of the works, however are concerned that the density of the terrace will be increased, creating a pinch point between the proposed extension of number 4 and the existing extension of number 6. Providing that the deciding officer is assured of no overbearing to number 3, FTC have no objection.
428	<a href="#">2024/0057/CLP</a>	The Old Presbytery 2 Westend Court Frome	Frome Market	J Haines	Positioning of caravan studio within curtilage of listed building	Certificate of Proposed Use/Development	Carlton Langford	Objection. The Caravan Sites and control of development Act 1960 states that 'Caravan' means any structure designed or adapted for human habitation. This proposal is not designed for, nor can it be adapted for, human habitation. Ergo, the Act does not apply in this case. This should be a planning application for a shed in the grounds of a listed building.
370	<a href="#">2023/2184/FUL</a>	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	FTC have no objection to these works providing that the following conditions are met: 1. That the finished floor levels are noted on sectional drawings and conditioned 2. That the developer works with residents at number 14 and number 16 to address their concerns over planting and landscaping, to develop a scheme

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								<p>that suits the needs of neighbours as well as future residents 3. That a different bin storage solution is found, where the bins are not stored next to the neighbours house 4. The overlooking to Portway Gardens to be clarified by deciding officers.</p>

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