

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

Date: 18 April 2024

Time: 6.30pm

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

Present:

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

In attendance:

Members of the public: 5

Members of the public on Zoom: 0

Jane Llewellyn, Planning and Development Manager

Hannah Watts, Assistant Finance Officer

Table 1 – Agenda items

Minute Ref	Agenda Item	Action
2023/129P	1 QUESTIONS, COMMENTS, AND INFORMATION FROM THE PUBLIC None	
2023/130P	2 APOLOGIES FOR ABSENCE Apologies from Cllr Fiona Barrows, Cllr Andy Jones & Cllr Lisa Merryweather Proposed by Cllr Philip Campagna, seconded by Cllr Mark Dorrington, agreed unanimously. (please note that Cllr Polly Lamb wasn’t present for this vote). Cllr Polly Lamb arrived at 6.35pm	
2023/131P	3 DECLARATION OF MEMBERS’ INTERESTS ID 462 – all Cllrs declared a non-registerable interest due to the Frome Park Bowls Club building being owned by Frome Town Council . All Councillors completed dispensation forms due to the non-registerable interest, therefore Councillors were able to discuss the application. The vote to accept the dispensations, proposed by Cllr Steve Tanner, seconded by Cllr Philip Campagna, agreed unanimously. (please note that Cllr Polly Lamb wasn’t present for this vote). Due to Cllr Polly Lamb arriving at 6.35pm there was a second vote to accept her dispensation. Proposed by Cllr Mark Dorrington, seconded by Cllr Philip Campagna, agreed unanimously.	
2023/132P	4 TO AGREE TO THE MINUTES OF THE MEETING HELD 28th March 2024 Proposed by Cllr Philip Campagna, seconded by Cllr Mark Dorrington, agreed unanimously.	

Minute Ref	Agenda Item	Action
2023/133P	<p>6 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED - APPENDIX 1</p> <p>ID 454 - Proposed by Cllr Steve Tanner, seconded by Cllr Polly Lamb, agreed unanimously.</p> <p>ID 457 - Proposed by Cllr Philip Campagna, seconded by Cllr Mark Dorrington, agreed unanimously.</p> <p>ID 460 - Proposed by Cllr Philip Campagna, seconded by Cllr Mark Dorrington, agreed unanimously.</p> <p>ID 462 - Proposed by Cllr Steve Tanner, seconded by Cllr Philip Campagna, agreed unanimously.</p> <p>ID 466 - Proposed by Cllr Mark Dorrington, seconded by Cllr Philip Campagna, 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.</p> <p>Proposed by Cllr Steve Tanner, seconded by Cllr Philip Campagna, agreed unanimously.</p>	
2023/134P	<p>7 DATE OF NEXT MEETING</p> <p>9 May 2024 at 6.30pm</p>	

The Chair closed the meeting at 7.23pm

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Table 2 - Appendix 1 - Major Planning applications received

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
454	2021/2574/ADV	B&Q Station Approach Frome	Frome Keyford	Joanne White	Installation of 3no. illuminated, 4no. non-illuminated signs & door vinyls.	Application to Display Adverts	Anna Clark	We would like to reiterate our comments - The two illuminated signs ,facing the properties on Portway and facing into Station Approach, will have a detrimental impact on the amenity of the area as they are too big. The Portway sign directly faces residential properties. The illumination should be conditioned so that the signs are not illuminated between the hours of 8.00pm - 8.00am
455	2024/0498/DUB	40 Weymouth Road Frome	Frome Oakfield	Mrs Mia Jones-Marquez	Partial demolition of shed/garage.	Demolition of Unlisted Building in a CA	Kirsty Black	No objection to demolition of garage but drawings of garage should have been provided
456	2024/0469/HSE	29 Avenue Road Frome	Frome Keyford	Mr Joshua Best-Shaw	Modification to existing garage. Increasing wall height, new roof, door and reposition window.	Householder Application	Kirsty Black	No objection

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
457	2024/0428/RE M	Land North And South Of Sandys Hill Lane Frome	Frome Keyford	Miss Eve Warwick	Application for approval of reserved matters following outline approval 2019/1671/OTS pursuant to condition 4, comprising the erection of 1 retail unit with associated landscaping, parking and servicing arrangements, along with details submitted pursuant to Condition 2 (Design, Green Infrastructure, Energy & Phasing	Reserved Matters Application	Jane Thomas	Objection, we fully support the comments of the Civic Society. The access is not suitable or safe, HGV will have to access the site through the car park where customers will be. The proposed landscaping is not sufficient, the building will be highly visible on the brow of the hill, this combined with the dark colours of the building is not acceptable. We are also very concerned about light pollution in this location, particularly for the car park lighting . We do not feel the noise impacts have been properly assessed particularly in respect of cooling and extract fans, sufficient acoustic bunding need to be in place. There needs to be a traffic management plan in place to deal with the traffic impacts at the Sainsburys roundabout, there is already a problem here causing traffic holdups. There is a missed opportunity to put solar panel on the roof to make this development more sustainable.
458	2024/0426/FUL	Farleigh Sixth Form College North Parade Frome	Frome Market	Alder Aspris Children's	Change of use from residential school (Class C2) to day school (Class F1) and the erection of fencing.	Full Application	Ed Winter	No objection

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
				Services Limited				
459	2024/0512/TCA	1 West End Frome	Frome Market	Mr D Moss	T1 and T2 - Leyland Cypress - reduce by 4m. T3 - Monterey Cypress - reduce by 3m.	Works/Felling Trees in a CA	Bo Walsh	No objection
460	2024/0505/VRC	Land West Of The Coach House Sandys Hill Lane Frome	Frome Keyford	Miss Eve Warwick	Variation of condition 28 (total retail floorspace) of permission 2024/0369/NMA (Development of 235 dwellings, employment floorspace)	Variation or Removal of Conditions	Jane Thomas	Objection - there is insufficient information to make an informed decision on this application, our comments on application reference 2024/0428/REM should be read in conjunction with this application.
461	2024/0522/HSE	36 Whatcombe Road Frome	Frome Oakfield	Mrs Booth	Demolish existing front elevation porch - construct new lean to porch.	Householder Application	Anna Blackburn	No objection
462	2024/0509/FUL	Frome Park Bowls Club Victoria Park Park Road Frome	Frome Park	Mr Steve West	Erection of extensions to both sides of the building.	Full Application	Jennifer Alvis	Frome Town Council own the building and are fully supportive of the Bowls Club proposals
463	2024/0557/TPO	Rowden House 2 Vallis Road Frome	Frome Market	S Steele	T1 - Copper Beech - Prune to clear overhead cable and road signage. T4 - Common Lime - Crown raise low branches over lawn up to 2.5m. T11 - Tree of Heaven - Remove tree. T13 - Common Beech - Remove failed branches. T14 - Ash - Remove tree. T15 - Common Beech - Crown	Works/Felling of TPO Trees	Bo Walsh	No objection to necessary tree works, defer to somerset tree officer

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
					raise over lawn up to 2.5m. G4 - Ash - Remove three trees.			
464	2023/2220/VRC	Shelsey House Welshmill Road Frome	Frome Innox	R Perkins	Variation of condition 4 (residential use) on planning consent 2016/1503/HSE to be used for independent self-contained residential use (description amended 08.01.2024)	Variation or Removal of Conditions	Kirsty Black	No objection subject to a condition tying the self contained unit to the main house
465	2024/0568/TCA	1 Portway Steps Vicarage Street Frome	Frome Market	Sasha	T1- (Beech) Remove 3 lowest lateral branches. Reduce all lateral branches by 1m. Crown thin	Works/Felling Trees in a CA	Bo Walsh	No objection to necessary tree works, defer to somerset tree officer
466	2024/0570/TPO	18 Westwood Drive Frome	Frome Park	IG Environmental Services	T1 - Oak - Remove.	Works/Felling of TPO Trees	Bo Walsh	Objection - This is such a valuable tree the decision to fell should not rest on the balance of probabilities. The evidence does not 100% conclude that the tree is causing the problem. The depth test was not able to reach full depth. The issue is more likely to be due to the clay soil and inadequate foundations of the garage. Alternative must be found, either a root protection barrier or underpinning of the foundations
467	2024/0575/TCA	Land West Of Welshmill Lane Play	Frome Innox	Mr G Lord	T5, 6, 7 and 8 - Alder - Remove.	Works/Felling Trees in a CA	Bo Walsh	No objection

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
		Area Welshmill Lane Frome						
468	2024/0585/HSE	Dar-Alsayed Bath Road Frome	Frome Market	C Lindsell & D O'Shea	Addition of external wall insulation and replacement of existing windows	Householder Application	Anna Blackburn	No objection
469	2024/0595/FUL	3 Hoopers Barton Frome	Frome Market	LiveWest Homes Ltd	Replace existing wooden windows with Upvc.	Full Application	Anna Blackburn	No objection

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