

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

Date: 28 March 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, Andy Jones and Steve Tanner

In attendance:

Members of the public: 0

Members of the public on Zoom: 2

Jane Llewellyn, Planning and Development Manager

Catherine Warburton, Planning and Development Officer

Hannah Watts, Assistant Finance Officer

Peter Wheelhouse, Economic Development & Regeneration Manager & Deputy Town Clerk

Table 1 – Agenda items

Minute Ref	Agenda Item	Action
2023/123P	1 QUESTIONS, COMMENTS, AND INFORMATION FROM THE PUBLIC None	
2023/124P	2 APOLOGIES FOR ABSENCE Apologies from Cllr Fiona Barrows and Cllr Lisa Merryweather Proposed by Cllr Andy Jones, seconded by Cllr Philip Campagna, agreed unanimously.	
2023/125P	3 DECLARATION OF MEMBERS' INTERESTS ID 454 – all Cllrs declared a non-registerable interest due to Frome Town Council being the applicant. Cllr Philip Campagna declared a pecuniary interest as he is a member of the CBS so had to leave the room whilst this application was discussed. Received dispensations from all Councillors that are not members of the CBS, therefore those Councillors disclosed their non-registerable interest and were able to discuss the application. The vote to accept the dispensations, proposed by Cllr Steve Tanner, seconded by Cllr Andy Jones, agreed unanimously.	
2023/126P	4 TO AGREE TO THE MINUTES OF THE MEETING HELD 7th March 2024 Proposed by Cllr Steve Tanner, seconded by Cllr Mark Dorrington, agreed unanimously.	
2023/127P	6 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED – APPENDIX 1 ID 445 – Proposed by Cllr Mark Dorrington, seconded by Cllr Philip Campagna, agreed unanimously. ID 446 – Proposed by Cllr Mark Dorrington, seconded by Cllr Philip Campagna, agreed unanimously. ID 453 – Proposed by Cllr Andy Jones, seconded by Cllr Steve Tanner, agreed by majority. ID 454 – Proposed by Cllr Andy Jones, seconded by Cllr Steve Tanner, agreed unanimously. (Please note that Cllr Philip Campagna left the room due to the declaration of interest and therefore wasn't part of this vote.) 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 Mark Dorrington, seconded by Cllr Andy Jones, agreed unanimously.	

Minute Ref	Agenda Item	Action
2023/128P	7 DATE OF NEXT MEETING 18 April 2024 at 6.30pm	

The Chair closed the meeting at 7.06pm

DRAFT

Table 2 - Appendix 1 - Major Planning applications received

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
441	2024/0323/TPO	4 Leys Hill Frome	Frome College	Mr Darren Rhymer	Remove limb of tree from neighbouring garden. TPO M1099	Works/Felling of TPO Trees	Bo Walsh	Defer to Somerset Tree Officer - o objection to necessary tree works.
442	2024/0361/TCA	St Johns Primary School Christchurch Street East Frome	Frome Market	Rosemary Conway	T006 - Lime - remove epicormic growth on main stem. Remove deadwood and Ivy. T004 - Hornbeam - crown lift to 2m. T008 - Beech - prune. T24-T25 - Cherry and Hornbeam - crown lift to 2m. T10-T11 - Norway maple - Crown lift to 2m and remove deadwood.	Works/Felling Trees in a CA	Bo Walsh	Defer to Somerset Tree Officer - o objection to necessary tree works.
443	2024/0378/TCA	67 Lower Keyford Frome	Frome Keyford	Mr Michael Rhodes	T1 - Leyland Cypress - reduce side branches by 2m. T2 - Cherry - reduce by 1.5m	Works/Felling Trees in a CA	Bo Walsh	Defer to Somerset Tree Officer - o objection to necessary tree works.
444	2024/0408/HSE	28 Wynford Road Frome	Frome Berkely Down	Mr And Mrs Kelly	Proposed porch.	Householder Application	Kirsty Black	No Objection

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
445	2024/0285/LBC	The George Hotel 5 Market Place Frome	Frome Market	Wadworth	Restoration of rear entrance, removal of wooden doors and replace with wrought iron gates, partial removal of brick wall to create a bin store area on small parcel of waste land, install gates & concrete slab floor & fencing panels to bin store area, small strip of planted area to front of fencing.	Listed Building Consent	Lorna Elstob	FTC have no objection to the proposal, however, are concerned about the potential disturbance to neighbours and would like the following points noted by the deciding officer to preserve neighbour amenity. 1. that the current condition of the rear gates being limited to use for deliveries and bins is maintained, and that the egress of patrons through these gates is forbidden. 2. that Environmental Health is satisfied that the noise level is not detrimental to the amenity of neighbours. 3. Any use of the outdoor area is in line with the current licensing conditions.
446	2024/0284/FUL	The George Hotel 5 Market Place Frome	Frome Market	Wadworth	Restoration of rear entrance, removal of wooden doors and replace with wrought iron gates, partial removal of brick wall to create a bin store area on small parcel of waste land, install gates & concrete slab floor & fencing panels to bin store area, small strip of planted area to front of fencing.	Full Application	Lorna Elstob	FTC have no objection to the proposal, however, are concerned about the potential disturbance to neighbours and would like the following points noted by the deciding officer to preserve neighbour amenity. 1. that the current condition of the rear gates being limited to use for deliveries and bins is maintained, and that the egress of patrons through these gates is forbidden. 2. that Environmental Health is

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447	2024/0395/TPO	Critchill Grange 99 Nunney Road Frome	Frome Oakfield	Mrs Alison Townley	T1 Sycamore: Reduce height by two meters and lateral branches by one to two meters. M1295	Works/Felling of TPO Trees	Bo Walsh	Defer to Somerset Tree Officer - o objection to necessary tree works.
448	2024/0321/FUL	66 St Johns Road Frome	Frome Berkely Down	Ms Amy Thorp	Erection of bin store on hardstanding	Full Application	Carlton Langford	No Objection
449	2024/0468/TCA	24 Nunney Road Frome	Frome Oakfield	Mr T Herridge	T1- Sycamore - Height reduction by 4m.	Works/Felling Trees in a CA	Bo Walsh	Defer to Somerset Tree Officer - o objection to necessary tree works.
450	2024/0432/TPO	Farleigh Sixth Form College North Parade Frome	Frome Market	P Van Gorph	G1 - Group of four Yew trees - Crown reduce by 3m. T2 - Yew - Crown reduce by 2m. T3 - Sycamore - Fell by section to ground level. T4 - Poplar - Fell to ground level. (crack at base)	Works/Felling of TPO Trees	Bo Walsh	Defer to Somerset Tree Officer - o objection to necessary tree works.
451	2024/0446/HSE	Hazon Clink Road Frome	Frome Berkley Down	Emma Thomson	Proposed detached garage and store	Householder Application	Kirsty Black	No Objection

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452	2023/0657/FUL	Car Park North Parade Frome	Frome Innox	K Eulenkam p	Change of land use of part of the site from sui generis (car park) to C3(a) 18no. low carbon affordable dwellings, (9no. dwellinghouses and 9 no. flats), landscaping, widening of the existing access and associated works.	Full Application	Ed Winter	FTC support the development of low carbon, affordable homes on a brownfield site. FTC are pleased to see the access to Millennium Green noted on the revised plans.
453	2024/0459/FUL	Frome Town Football Club Berkley Road Frome	Frome Berkley Down	Mr Peter Wheelhou se	Demolition of existing changing rooms & facilities and erection of new changing room building.	Full Application	Lorna Elstob	Frome Town Council own the site, however, the planning committee would like to make separate representation that they support the proposal to improve the facilities at Badgers Hill.