

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

Date: 2<sup>nd</sup> November 2023

Time: 6.30pm

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

**Present:**

Frome Town Planning Committee Councillors: Fiona Barrows, Phillip Campagna, Steve Tanner, Mark Dorrington

Somerset Councillor on Zoom: Helen Kay

**In attendance:**

Members of the public: 2

Members of the public on Zoom: 0

Jane Lewellyn, Planning and Development Manager

Catherine Warburton, Planning and Development Officer

Table 1 – Agenda items

Minute Ref	Agenda Item	Action
2023/079P	<b>1 QUESTIONS, COMMENTS, AND INFORMATION FROM THE PUBLIC</b> None	
2023/080P	<b>2 APOLOGIES FOR ABSENCE</b> Apologies from Cllr Lisa Merryweather and Cllr Polly Lamb. Proposed by Cllr Philip Campagna, seconded by Cllr Fiona Barrows, agreed unanimously.	
2023/081P	<b>3 DECLARATION OF MEMBERS’ INTERESTS</b> Cllr Mark Dorrington declared interest in ID 346 due to owning property opposite. Cllr Andy Jones declared interest in ID 349 as known to applicant.	
2023/082P	<b>4 TO AGREE TO THE MINUTES OF THE MEETING HELD 21 September 2023</b> Proposed by Cllr Mark Dorrington, seconded by Cllr Andy Jones, agreed unanimously.	
2023/083P	<b>5 TO NOTE THE MINUTES OF THE MEETING HELD 12 October 2023</b> Minutes for previous postponed meeting noted.	
2023/084P	<b>6 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED - APPENDIX 1</b> ID 342 – Electricity Substation – No comment, Proposed by Cllr Fiona Barrows, seconded by Cllr Andy Jones, agreed unanimously. ID 344 – Proposed by Cllr Fiona Barrows, seconded by Cllr Andy Jones, agreed unanimously. ID 346 – Proposed by Cllr Andy Jones, seconded by Cllr Philip Campagna, agreed by majority. Cllr Mark Dorrington abstained from voting due to declaring interest. ID 345 – Proposed by Cllr Andy Jones, seconded by Cllr Steve Tanner, agreed unanimously. ID 351 – Proposed by Cllr Steve Tanner, seconded by Cllr Mark Dorrington, agreed unanimously. ID 343 – Proposed by Cllr Mark Dorrington, seconded by Cllr Andy Jones, 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. Cllr Andy Jones abstained from voting due to declaring interest in ID 349. Proposed by Cllr Philip Campagna, seconded by Cllr Mark Dorrington, agreed unanimously.	
2023/085P	<b>7 DATE OF NEXT MEETING</b> 23 <sup>rd</sup> November 2023 at 6.30pm	

The Chair closed the meeting at 7.10pm

Table 2 - Appendix 1 - Major Planning applications received

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
341	<a href="#">2023/1905/CLP</a>	5B Stevens Lane Frome	Frome Keyford	Jennifer Will	Application for a proposed lawful development certificate for a single storey rear extension	Certificate of Proposed Use/Development	Anna Jotcham	No objection
342	<a href="#">2023/1912/CLP</a>	Land At 378769 147997 Rodden Road	Frome Berkely Down	SSE	erection of 132kV Gas insulated Switchgear Building and a 33kV switch house building	Certificate of Proposed Use/Development	Jane Thomas	No comment
343	<a href="#">2023/1587/HSE</a>	81 Nunney Road Frome	Frome Park	Mr David Clayton	Demolish single storey rear extension and garage. Erect two storey side extension and single storey rear extension.	Householder Application	Kirsty Black	FTC maintain previous objection
344	<a href="#">2023/1908/HSE</a>	36A Butts Hill Frome	Frome Park	Mr & Mrs Rory Harmer and Sara Bender	Refurbishment of existing house to create new Passivhaus, single storey rear extension and loft redevelopment	Householder Application	Kirsty Black	FTC support the application and are pleased to see the increased sustainability of the proposal by incorporating Passivhaus design standards.

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
345	<a href="#">2023/1879/FUL</a>	17 Bath Street Frome	Frome Market	BKW Property	Convert from Office to 5no. dwellings - flats.	Full Application	Carlton Langford	<p>FTC object to the proposal in its current form. While we are aware of the current need for flats close to the town centre we feel that this proposal does not adequately meet that need. Firstly, concerns have been raised over the lack of fire escape/suitable fire escape windows in Flat 5. The bin store/cycle storage does not seem large enough for (potentially) 5 or more bicycles as well as waste storage. We also feel that it will be inconvenient for all flats, apart from Flat 2, to access the store which may lead to waste and cycles being stored incorrectly in corridors or on the pavement outside - which will in turn lead to issues with the pavement becoming cluttered and difficult to navigate. The proposed flats do not meet Somerset Parking standards. Ordinarily, this would be less of an issue in a Town Centre location, however, as the previous point mentions there is also a lack of suitable cycle storage which limits residents to only accessing services within walking distance. We are also concerned about the location; as the building</p>

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
								<p>backs onto the beer garden of The Old Bath Arms, as well as being close to other restaurants and bars on Palmer Street, we are concerned about the potential impact of noise on future residents. We are further concerned that future residents may complain about noise impact, putting pressure on these businesses. There is also a lack of privacy and potential over looking as the windows on the Palmer Street Elevation will face into the flats above Castello on the other side of Palmer Street. The internal layout is convoluted and awkward. This has led to the need for conservation rooflights and dormer windows on the Bath Street Elevation. This is a prominent grade listed building with a positive frontage on Bath Street. As such the impact of any alterations to the exterior should be carefully considered, and we strongly feel that these alterations would detract from the positive entrance to the town. Finally, the building is currently in office use, providing both business and community use. While it is outside</p>

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
								<p>of the current Town Centre boundary, it would be considered a loss of commercial space and as such an application for change of use and a viability appraisal should have been submitted with the application.</p>

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ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
346	<a href="#">2023/1948/LBC</a>	The Lodge Rowden House 2 Vallis Road Frome	Frome Oakfield	Mr Johnathan Lloyd-James	Demolition of garage and outbuildings, erection of single storey extension, double carport with home office, removal of porch and conservatory. Construction of new access and parking. Part removal of concrete roof tiles, replacing with clay roof tiles, installation of conservation roof lights. Reinstating window in doorway. Installation of three log burners and flues.	Listed Building Consent	Kirsty Black	No Objection. FTC welcome a heritage building being properly restored.

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347	<a href="#">2023/1880/LBC</a>	17 Bath Street Frome	Frome Market	BKW Property	Convert from Office to 5no. dwellings - flats.	Listed Building Consent	Carlton Langford	<p>FTC object to the proposal in its current form. While we are aware of the current need for flats close to the town centre we feel that this proposal does not adequately meet that need. Firstly, concerns have been raised over the lack of fire escape/suitable fire escape windows in Flat 5. The bin store/cycle storage does not seem large enough for (potentially) 5 or more bicycles as well as waste storage. We also feel that it will be inconvenient for all flats, apart from Flat 2, to access the store which may lead to waste and cycles being stored incorrectly in corridors or on the pavement outside - which will in turn lead to issues with the pavement becoming cluttered and difficult to navigate. The proposed flats do not meet Somerset Parking standards. Ordinarily, this would be less of an issue in a Town Centre location, however, as the previous point mentions there is also a lack of suitable cycle storage which limits residents to only accessing services within walking distance. We are also concerned about the location; as the building</p>

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348	<a href="#">2023/1941/HSE</a>	57 Wyville Road Frome	Frome Berkely Down	Mr Mark Allen	Proposed Porch Extension & entrance alteration	Householder Application	Kirsty Black	No objection
349	<a href="#">2023/1938/TCA</a>	48 Nunney Road Frome	Frome Park	Morris	Yew tree - Fell as roots growing into neighbour drains and blocking	Works/Felling Trees in a CA	Bo Walsh	No objection to necessary tree works, however FTC feel that more information should be submitted with tree felling applications. It would be helpful to see photographs of trees and the issue they are presenting to make decisions.
350	<a href="#">2023/1942/TCA</a>	56 Somerset Road Frome	Frome Park	Mr Rogers	T1 - Eucalyptus - Reduce by 6m. T2 - Birch Tree - Reduce by 3m.	Works/Felling Trees in a CA	Bo Walsh	No objection to necessary tree works, however FTC feel that more information should be submitted with tree felling applications. It would be helpful to see photographs of trees and the issue they are presenting to make decisions.
351	<a href="#">2023/1969/OUT</a>	Land At 376929 146904 Cranmore View Frome	Frome Park	Mr Oliver Woodham s	Application for Outline Planning Permission with all matters reserved for the erection of 3no. dwellinghouses.	Outline Application	Anna Jotcham	Frome Town Council object to this application on the basis of Policy DP16, as in the adopted Part 1 Local Plan. We find that the loss of green/open space is contrary to the above policy.
352	<a href="#">2023/1934/LBC</a>	3 Wine Street Frome	Frome Market	Mrs Victoria Butler Hart	Repositioning of doorway on first floor, construction of a partition with new doorway	Listed Building Consent	Rebecca Bowran	No objection