

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

Date: 31 August 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, Andy Jones, Polly Lamb, Lisa Merryweather, Steve Tanner

**In attendance:**

Members of the public: 0

Members of the public on Zoom: 0

Hannah Paniccia, Assistant Finance Officer

Catherine Warburton, Planning and Development Officer

*Table 1 – Agenda items*

Minute Ref	Agenda Item	Action
2023/067P	<p><b>1 QUESTIONS, COMMENTS, AND INFORMATION FROM THE PUBLIC</b></p> <p>Councillor Andy Jones mentioned that HSBC has done an excellent job restoring the wall where the ATM was previously. He would like us to encourage NatWest and Barclays to do the same. Councillor Philip Campagna said that Barclays will be undertaking works and have asked him if the gold writing on the windows are listed. Catherine Warburton let Cllr Campagna know that if the building is listed, everything will be listed including the windows.</p>	CW
2023/068P	<p><b>2 APOLOGIES FOR ABSENCE</b></p> <p>Cllr Fiona Barrows left early at 7.15pm                      Cllr Mark Dorrington                      Cllr Lisa Merryweather arrived late at 6.49pm                      Proposed by Cllr Steve Tanner, seconded by Cllr Andy Jones, agreed unanimously</p>	
2023/069P	<p><b>3 DECLARATION OF MEMBERS’ INTERESTS</b></p> <p>All Councillors submitted a dispensation request in writing to Jane Llewellyn, Planning and Development Manager and Catherine Warburton, Planning and Development Officer. Cllr Steve Tanner proposed the committee voted on the dispensations. The dispensations were required for Councillors to discuss the following application;</p> <ul style="list-style-type: none"> <li>ID 287 – North Hill House, due to this being a workplace of another Councillor, who is considered a close associate of the other Councillors.</li> </ul> <p>If the dispensations were not completed or not agreed then the Councillors would not have been able to discuss or vote on this application.                      Proposed by Cllr Steve Tanner, seconded by Cllr Philip Campagna, agreed unanimously</p>	
2023/070P	<p><b>4 TO AGREE TO THE MINUTES OF THE MEETING HELD 10 August 2023</b></p> <p>Proposed by Cllr Fiona Barrows, seconded by Cllr Polly Lamb, agreed unanimously</p>	

Minute Ref	Agenda Item	Action
2023/071P	<p><b>5 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED - APPENDIX 1</b></p> <p>ID 216 – Proposed by Cllr Fiona Barrows, seconded by Cllr Philip Campagna, agreed unanimously.</p> <p>ID 289 – Proposed by Cllr Fiona Barrows, seconded by Cllr Polly Lamb, agreed unanimously.</p> <p>ID 313 – Proposed by Cllr Philip Campagna, seconded by Cllr Andy Jones, agreed by majority. Please note Cllr Polly Lamb abstained from this vote.</p> <p>ID 321 – Proposed by Cllr Philip Campagna, seconded by Cllr Fiona Barrows, agreed unanimously.</p> <p>ID 322 – Proposed by Cllr Andy Jones, seconded by Cllr Polly Lamb, agreed unanimously. Please note that this vote took place after Cllr Fiona Barrows left the meeting.</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 Philip Campagna, seconded by Cllr Polly Lamb, agreed unanimously. Please note that this vote took place after Cllr Fiona Barrows left the meeting.</p>	
2023/072P	<p><b>6 DATE OF NEXT MEETING</b></p> <p>21 September 2023 at 6.30pm</p>	

The Chair closed the meeting at 7.24pm

Table 2 - Appendix 1 - Major Planning applications received

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
307	<a href="#">2023/1438/CLP</a>	The Trees North Parade Frome	Frome Innox	Mr Calvin Avalos	Garage conversion to habitable accommodation for uses incidental to the enjoyment of the existing dwelling.	Certificate of Proposed Use/Development	Jane Thomas	Providing there are no objections from neighbours and a condition is attached that the use remains incidental to the main house, FTC have no objection.
308	<a href="#">2023/1448/CLP</a>	17 Christchurch Street West Frome	Frome Market	Mrs F Molloy	Property used for residential purposes (residential C3) since 2003 in breach of the permitted use being physiotherapy and sports injury clinic (D1) now referred to as Class E(e).	Certificate of Use Existing	Jane Thomas	No Objection
309	<a href="#">2023/1504/CLP</a>	23 Garston Mead Frome	Frome Keyford	Sutherland	Loft conversion with rear flat roof dormer	Certificate of Proposed Use/Development	Ed Winter	Providing there is no overlooking to neighbours at the rear of the property, and providing there are no objections from neighbours, FTC have no objection.
310	<a href="#">2023/1484/TCA</a>	Garden House 30 Fromefield Frome	Frome College	Lesley Strickland	T1 - Goat Willow - Fell. T2 - Apple Tree - Fell. T3 - Lawson Cypress - Fell.	Works/Felling Trees in a CA	Bo Walsh	No objection to necessary tree works - defer to Somerset Tree Officer.
311	<a href="#">2023/1450/TCA</a>	Jailmake Braeside Works Wesley Close Frome	Frome Market	Mr Jamie Elliott	T1 - Pissards plum - Crown lift by entirely removing the three lowest branches that overhang the pavement. Also lift the remaining crown to give 2m clearance from ground level. T9 - Lawson cypress - Fell. T12 - Ash - Fell. T15 - Plum -	Works/Felling Trees in a CA	Bo Walsh	No objection to necessary tree works - defer to Somerset Tree Officer. As this application is within the conservation area, the separate security fence included within the method statement will need to be applied for through planning permission.

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
					Prune to give 3m clearance over the car park. G1 - Holly and apple - Crown lift at the edge of the group to give 3m clearance over the car park & formatively prune the apple trees.			
312	<a href="#">2023/1451/TPO</a>	Jailmake Braeside Works Wesley Close Frome	Frome Market	Mr Jamie Elliott	T1 - Pissards plum - Crown lift by entirely removing the three lowest branches that overhang the pavement. Also lift the remaining crown to give 2m clearance from ground level. T9 - Lawson cypress - Fell. T12 - Ash - Fell. T15 - Plum - Prune to give 3m clearance over the car park. G1 - Holly and apple - Crown lift at the edge of the group to give 3m clearance over the car park & formatively prune the apple trees.	Works/Felling of TPO Trees	Bo Walsh	No objection to necessary tree works - defer to Somerset Tree Officer. As this application is within the conservation area, the separate security fence included within the method statement will need to be applied for through planning permission.
313	<a href="#">2023/1467/HSE</a>	40 Rodden Road Frome	Frome Berkely Down	Ms Amelia Stewart	Two storey & single storey side extension to create additional living accommodation.	Householder Application	Oliver Down	Objection. The extension will be overshadowing and overbearing to number 38, impacting on their residential amenity.
314	<a href="#">2023/1478/HSE</a>	12 Eastleigh Close Frome	Frome College	Mr. Christian Somma	Proposed conversion of a front integral single garage to new study.	Householder Application	Kirsty Black	No Objection

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
315	<a href="#">2023/1514/FUL</a>	16 Westway Frome	Frome Market	Mr Tom Gosden	Partial renovation of building with the creation of a new entrance and fire exit.	Full Application	Lorna Elstob	No Objection
316	<a href="#">2023/1501/TCA</a>	6 New Buildings Lane Frome	Frome Keyford	IG environmental services	C1 (Ivy) - Fell	Works/Felling Trees in a CA	Bo Walsh	No objection to to necessary tree works - defer to Somerset Tree Officer.
317	<a href="#">2023/1520/TCA</a>	11 Keyford Gardens Frome	Frome Keyford	Mr Jason Yapp	T1 (Magnolia) - reduce by 1m.	Works/Felling Trees in a CA	Bo Walsh	No objection to to necessary tree works - defer to Somerset Tree Officer.
318	<a href="#">2023/1518/TCA</a>	23 Nunney Road Frome	Frome Oakfield	Lake	G1 (Cypress x3): Fell to ground level. T1 (ornamental) - Prune to ensure clearance of Bt wires. G3 (Cypress) - Reduce to Approx 12ft in height.	Works/Felling Trees in a CA	Bo Walsh	No objection to to necessary tree works - defer to Somerset Tree Officer.
319	<a href="#">2023/1521/TCA</a>	14 Portway Frome	Frome Keyford	Mr Guy Massey	T1 (Willow) - reduce by 3m.	Works/Felling Trees in a CA	Bo Walsh	No objection to to necessary tree works - defer to Somerset Tree Officer.
320	<a href="#">2023/1459/LBC</a>	13 Sheppards Barton Frome	Frome Market	Ms Clare Lyall	Repairs to three storey stone cottage with clay pantiles and a brick chimney. The intention is also to make repairs to the existing pantile roof and brick chimney and flue as required. The level of rear yard to be reduced and a French drain introduced to alleviate water penetration;	Listed Building Consent	Jayne Boldy	No Objection

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
					a similar proposal for the front of the building is under discussion with Highways.			
321	<a href="#">2023/1555/FUL</a>	46 Larchfield Close Frome	Frome College	Jono Vernon-Powell	Erection of 2 bedroom dwelling.	Full Application	Lorna Elstob	While FTC do support this application, we note that the existing property of number 46 will remove the window on the gable end to facilitate the new property. This will need to be replaced with venting as per the building regulations
322	<a href="#">2023/1587/HSE</a>	81 Nunney Road Frome	Frome Oakfield	Mr David Clayton	Demolish single storey rear extension and garage. Erect two storey side extension and single storey rear extension.	Householder Application	Kirsty Black	Objection. While FTC have no objection to the rear extension or to the principle of the side extension, FTC feel that the design of the front façade is unsympathetic to the existing house and unsuitable for the conservation area. FTC feel that an alternative approach to the front façade is needed. We would prefer to see something either more in keeping with surrounding properties or alternatively an extension that is entirely distinguished from the exiting house in material or design.

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
289	<a href="#">2023/1286/VRC</a>	North Hill House Fromefield Frome	Frome College	Aspris Children's Services Limited	Application to vary condition 8 (Student capacity (Compliance)) of planning approval 2022/2495/FUL to read "The Day School hereby approved shall have limited student capacity of 88 pupils only".	Variation or Removal of Conditions	Carlton Langford	FTC support the application to increase student provision at North Hill House.
216	<a href="#">2023/0634/REM</a>	Land At 377620 146494 Little Keyford Lane To The Mount Blatchbridge Frome Somerset	Frome Keyford	David Wilson Homes	Application for approval of reserved matters following outline approval 2020/0341/OTS for residential development with parking, open space, infrastructure and associated access. Matters of appearance/landscaping/layout/scale to be determined.	Reserved Matters Application	Ed Winter	FTC supports the application and are pleased that the developer has listened to concerns raised from previous meetings.