

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

Date: 8th June 2023

Time: 6.30pm

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

Present:

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

Somerset Council Councillor: Helen Kay (Zoom)

In attendance:

Members of the public: 1

Members of the public on Zoom: 1

Presenters: 2

Hannah Paniccia, Assistant Finance Officer

Catherine Warburton, Planning and Development Officer

Table 1 – Agenda items

Minute Ref	Agenda Item	Action
2023/043P	1 QUESTIONS, COMMENTS, AND INFORMATION FROM THE PUBLIC Cllr Steve Tanner explained the planning process which has changed due to Unitary and the move to Somerset Council.	
2023/044P	2 APOLOGIES FOR ABSENCE Apologies from Cllr Andy Jones, Cllr Fiona Barrows, Cllr Lisa Merryweather and Cllr Polly Lamb Proposed by Cllr Steve Tanner, seconded by Cllr Phillip Campagna, agreed unanimously	
2023/045P	3 DECLARATION OF MEMBERS' INTERESTS Cllr Mark Dorrington declared interest due to the applicant of ID 242 being his close friend	
2023/046P	4 TO AGREE TO THE MINUTES OF THE MEETING HELD 30th March 2023 Proposed by Cllr Mark Dorrington, seconded by Cllr Phillip Campagna, agreed unanimously	
2023/047P	5 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED – APPENDIX 1 ID 231 – Proposed by Cllr Steve Tanner, seconded by Cllr Mark Dorrington, agreed unanimously. ID 233 – No vote taken as awaiting more information. ID 235 – Proposed by Cllr Steve Tanner, seconded by Cllr Mark Dorrington, agreed unanimously. ID 242 – Please note that no vote was taken due to this discussion being not quorate, due to Cllr Mark Dorrington declaring an interest and abstaining vote. Therefore, delegated powers were used as per standing orders for Jane Llewellyn, Planning and Development Manager, and Cllr Steve Tanner as chair, agreeing on a response. 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 Phillip Campagna, agreed unanimous.	
2023/048P	6 DATE OF NEXT MEETING 26 th June 2023 at 6.30pm	

The Chair closed the meeting at 8.30pm

Table 2 - Appendix 1 - Major Planning applications received

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
226	2023/0778/CLP	46 Mendip Drive Frome Somerset	Frome College	Mr And Mrs M Lucas	Application for a proposed lawful development certificate for single storey side and rear extension.	Certificate of Proposed Use/Development	Jane Thomas	No Objection
227	2023/0777/CLP	6 Styles Close Frome Somerset	Frome Berkely Down	Mr R Wanigesinghe	Application for a proposed lawful development certificate for a loft conversion.	Certificate of Proposed Use/Development	Jane Thomas	No Objection
228	2023/0885/CLP	17 Willow Vale Frome Somerset	Frome Market	Miss Carolyn White	Erect porch roof and replace existing guttering	Certificate of Proposed Use/Development	Kirsty Black	No Objection
229	2023/0677/LBC	Wallbridge Mills The Retreat Frome Somerset	Frome Keyford	C Nevin	Replace five wooden window frames with metal frames.	Listed Building Consent	Jayne Boldy	Comment: No objection to changing the wooden window frames for like for like metal frames. Metal frames will better match the other windows of the property.
230	2023/0602/HSE	62 Keyford Frome Somerset	Frome Keyford	Ms Eleanor Buckell	Single storey ground floor extension and 1st floor window to rear elevation	Householder Application	Charlotte Rogers	Comment: No Objection
231	2023/0605/FUL	The Court House King Street Frome Somerset	Frome Market	Mr A Pang	Partial demolition/reduction in height of carpark walling, removal of steps and planter.	Full Application	Carlton Langford	Comment: We have no objection to the scheme, however we would ask the applicant to consider replacing the proposed bollards next to the Iron Gates with plants to mitigate the loss of the planting and seating next to ladbrooks. This would also help to soften the impact of any cars parked in the 3

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								parking bays, helping to preserve the setting of the Grade 2 listed Iron Gates. This would also offer the opportunity to include some seating.
232	2023/0769/TCA	6 Vicarage Street Frome Somerset	Frome Keyford	Mr Giles Brenard	T1-T2, T4-T6 - Sycamore - Cut overhanging branches back to boundary. T3 - Sycamore - Fell.	Works/Felling Trees in a CA	Bo Walsh	Comment: No objection to what seems like necessary tree works. Defer to Somerset Tree Officer.
233	2023/0516/ADV	Land On The South Side Of Station Approach Frome	Frome Keyford	Wildstone Estates	Erection of 1 No. 48 Sheet Externally Illuminated Paper and Paste Advertising Display	Application to Display Adverts	Oliver Down	Holding comments pending further information from applicants
234	2023/0776/LBC	11 Keyford Terrace Frome Somerset	Frome Keyford	Ms J Gray	Replacement of windows on front elevation.	Listed Building Consent	Jayne Boldy	Comment: Support the steps taken to rectify previous unsympathetic alterations and to improve the thermal efficiency of the house.
235	2021/2194/FUL	34 Rodden Road Frome Somerset	Frome Berkley Down	Mr J Symonds	The erection of 1 No. self-build dwelling, vehicular access and associated works.	Full Application	Lorna Elstob	Comment: No Objection
236	2023/0822/LBC	20 Sheppards Barton Frome Somerset	Frome Market	M Sidet	Like for like replacement of windows to the front elevation of the property.	Listed Building Consent	Jayne Boldy	Comment: Support the steps taken to rectify the damaged windows and to improve the thermal efficiency of the house. New like for like windows will improve the façade of the house as well as the street scene.

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237	2023/0909/LBC	14A Stony Street Frome Somerset	Frome Market	Mr Sabel Limited	Repairs to crack in retaining wall and repointing washed out mortar joints.	Listed Building Consent	Jayne Boldy	Comment: Support repairs to existing wall
238	2023/0918/LBC	16 Goulds Ground Frome Somerset	Frome Market	Mrs Louise Anthias	Proposed internal alterations, replace external door & bay window. Improve driveway access & new stone wall	Listed Building Consent	Jane Thomas	Comment: No objection to internal alterations, however, would prefer to see stair details more closely matching original. Would also prefer to see exterior railing more in keeping with age of the property. Appreciate the steps taken to rectify previous unsympathetic works. Due to the potential underground space beneath the driveway a structural engineers survey should be asked for. Subject to Conservation Officer.
239	2023/0917/HSE	16 Goulds Ground Frome Somerset	Frome Market	Mrs Louise Anthias	Proposed internal alterations, replace external door & bay window. Improve driveway access & new stone wall	Listed Building Consent	Jane Thomas	Comment: No objection to internal alterations, however, would prefer to see stair details more closely matching original. Would also prefer to see exterior railing more in keeping with age of the property. Appreciate the steps taken to rectify previous unsympathetic works. Due to the potential underground space beneath the driveway a structural engineers survey should be asked for. Subject to Conservation Officer.

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240	2023/0916/HSE	The Stables Packsaddle Way Frome Somerset	Frome College	Ms L Vanderhoo f	Single storey extension	Householder Application	Oliver Down	Comment: No objection to converting the existing store to a studio, however this has the potential to become a self-contained annexe. The application should have condition applied to ensure that it remains ancillary to the main accommodation.
241	2023/0902/HSE	2 Wallbridge Avenue Frome Somerset	Frome Keyford	Mr & Mrs Abel Bomani	Proposed two storey extension to side elevation.	Householder Application	Kirsty Black	Comment: Previous approved application had a condition attached for the extension to remain ancillary to the residence. This should also be applied to this application.
242	2023/0891/HSE	Drill Hall 1A Gentle Street Frome	Frome Market	Mr. D Carr	Remove bedrooms from lower ground floor, internal alterations, new loft rooms, reinstatement of rooflights	Householder Application	Jayne Boldy	Comment: No objection but would expect a condition attached limiting the use of the workshop to ancillary to the residence (i.e as a store or garage) to preserve the neighbours amenity.
243	2023/0892/LBC	Drill Hall 1A Gentle Street Frome	Frome Market	Mr. D Carr	Remove bedrooms from lower ground floor, internal alterations, new loft rooms, reinstatement of rooflights	Listed Building Consent	Jayne Boldy	Comment: No objection but would expect a condition attached limiting the use of the workshop to ancillary to the residence (i.e as a store or garage) to preserve the neighbours amenity.
244	2023/0862/TCA	Catherine Street Car Park Catherine Street Frome	Frome Market	Sue Church	2 - Callery Pear - Crown lift by 3m. 4 - Sycamore - Crown lift by 6m - pruning primary branches back to the main stem. Reduce crown by 3-4m from height	Works/Felling Trees in a CA	Bo Walsh	Comment: No objection to what seems like necessary tree works. Defer to Somerset Tree Officer.

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					and 1-2m from lateral spread.			
245	2023/0776/CLE	Frome Youth Centre 8 Vallis Road Frome	Frome Oakfield	Mr M Willcox	Application for a proposed lawful development certificate for condition 1 (works begun within 3 years) on planning consent 2015/2461/FUL.	Certificate of Use Existing	Jane Thomas	Comment: No Objection
246	2023/0776/LBC	11 Keyford Terrace Frome	Frome Keyford	Ms J Gray	Replacement of windows on front elevation.	Listed Building Consent	Jayne Boldy	Comment: Support the steps taken to rectify previous unsympathetic alterations and to improve the thermal efficiency of the house.
247	2023/0858/HSE	9 Oakfield Road Frome	Frome Oakfield	Mr H Andrews	Rear single storey extension and associated alterations	Householder Application	Oliver Down	Comment: No Objection
248	2023/0881/TCA	22 High Street Frome Somerset	Frome Market	Andrew Fowler	T1 - Eucalytus - Fell.	Works/Felling Trees in a CA	Bo Walsh	Comment: No objection to what seems like necessary tree works. Defer to Somerset Tree Officer.
249	2023/0856/PAH	Hemley Leys Lane Frome	Frome College	Mr Geoff Hunt	Erect extension to existing property	Prior Approval Householder	Oliver Down	Comment: No objection providing that there is no impact on neighbours.