

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

Date: 3 April 2025

Time: 7.00pm

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

Present:

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

In attendance:

Members of the public in person: 0

Somerset Councillors on Zoom: Cllr Helen Kay

Members of the public on Zoom: 0

Jane Llewellyn, Planning and Development Manager

Becca Evans, Business Administrator

Table 1 – Agenda items

Minute Ref	Agenda Item	Action
2025/020P	1 QUESTIONS, COMMENTS, AND INFORMATION FROM THE PUBLIC None.	
2025/021P	2 APOLOGIES FOR ABSENCE Apologies received from Cllr Lisa Merryweather and Cllr Fiona Barrows. Proposed by Cllr Andy Jones, seconded by Cllr Mark Dorrington, agreed unanimously.	
2025/022P	3 DECLARATION OF MEMBERS' INTERESTS None.	
2025/023P	4 TO AGREE TO THE MINUTES OF THE MEETING HELD 13 March 2025 Proposed by Cllr Andy Jones, seconded by Cllr Philip Campagna, agreed unanimously.	
2025/024P	6 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED – APPENDIX 1 ID 657 - Proposed by Cllr Andy Jones, seconded by Cllr Mark Dorrington, agreed unanimously. ID 660 – Proposed by Cllr Andy Jones, seconded by Cllr Philip Campagna, agreed unanimously. ID 662 and 664 were voted on as one item as is it an advert and listed building application on the same property. ID 662 – Proposed by Cllr Steve Tanner, seconded by Cllr Mark Dorrington, agreed unanimously. ID 664 – Proposed by Cllr Steve Tanner, seconded by Cllr Mark Dorrington, agreed unanimously. It was agreed that the response for all other applications listed in appendix 2 would be no objections or to incorporate suggestions from Jane Llewellyn, Planning and Development Manager, sent round to Councillors prior to the meeting. Proposed by Cllr Andy Jones, seconded by Cllr Philip Campagna, agreed unanimously.	
2025/025P	7 DATE OF NEXT MEETING Thursday 17 April 2025 at 7pm.	

The Chair closed the meeting at 7.35pm

Table	SC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
656	2025/0430/CLP	5 Oakfield Road Frome Somerset BA11 4JE	Oakfield Ward	Richard Willars	Hip to gable loft conversion with rear dormer.	Certificate of Proposed Use/Development	Jane Thomas	No comment
657	2025/0335/OUT	37 Marston Lane Frome Somerset BA11 4DR	Park Ward	P McLanaghan	Application for Outline Planning Permission with some matters reserved for erection of 1no self-build dwellinghouse with details of access and layout.	Outline Application	Carlton Langford	Whilst we do not object to the principle of development, we can not support this application. It is not clear how a vehicle can enter and exit the site in a forward gear, a swept path plan should be provided to demonstrate that this can be achieved. We would also want to see information about which trees/will be felled/retained
658	2025/0345/TCA	North Hill House Fromefield Frome Somerset BA11 2HB	College Ward	S A Findlay	Laurel group - Coppice by 4m.	Works/Felling Trees in a CA	Planning Tree Team	No objection

659	2025/0390/VRC	Bradley Little Keyford Lane Frome Somerset BA11 5BB	Keyford Ward	Ms Ranson	Variation of condition 2 (Plans List) on consent 2024/1151/HSE (Removal of existing garage and associated store buildings with new extension to the rear, side and front. New internal layouts with new roof associated works to front garden and boundary wall with new parking layout with an extended dropped kerb).	Variation or Removal of Conditions	Kirsty Black	No objection
660	2025/0392/HSE	9 Fairfield Close Frome Somerset BA11 2JF	College Ward	Mrs J Boyd	Erection of detached two-storey office/games room following demolition of detached garage.	Householder Application	Jane Thomas	Objection , the proposed structure is too large and high for its position. The mass will overbear on the adjacent property and create an adverse effect on neighbours in Mendip Drive enjoyment by overlooking their rear gardens from the first floor full-length windows opening onto the Juliet balcony. The development should be confined to a single storey. If the application is approved, a condition should be added that the building is not sold or let separately
661	2025/0204/CLP	Frome Business Park Manor Road Frome Somerset	Keyford Ward	Nicholson	Certificate of lawfulness to confirm lawful start of consent 2021/2721/FUL.	Certificate of Proposed Use/Development	Carlton Langford	No comment

662	2025/0412/LBC	The Olive Tree 6 Christchurch Street West Frome Somerset BA11 1EQ	Market Ward	Star Pubs And Bars	Erection of 7 illuminated signs to the exterior of the building.	Listed Building Consent	Carlton Langford	Objection - We do not object to the proposed signage but there are too many lights. There should only be one light on the elevation facing Catherine Street and that light should not be as bright as the lighting proposed, to protect the amenity of the upper floor rooms opposite. There should only be two (G) lights on the Badcox elevation and the light (G) on the Christchurch St West elevation is not necessary. The area is already well lit with a street light right outside the entrance. A condition should be added restricting the hours of illumination to the opening hours as stated in the Design & Access statement
663	2025/0415/HSE	34 Westover Frome Somerset BA11 4ET	Park Ward	Mr Tom Dowson	Erection of a single storey ground floor rear extension	Householder Application	Carlton Langford	No objection

664	2025/0411/ADV	The Olive Tree 6 Christchurch Street West Frome Somerset BA11 1EQ	Market Ward	Star Pubs And Bars	Erection of 7 illuminated signs to the exterior of the building.	Application to Display Adverts	Carlton Langford	Objection - We do not object to the proposed signage but there are too many lights. There should only be one light on the elevation facing Catherine Street and that light should not be as bright as the lighting proposed, to protect the amenity of the upper floor rooms opposite. There should only be two (G) lights on the Badcox elevation and the light (G) on the Christchurch St West elevation is not necessary. The area is already well lit with a street light right outside the entrance. A condition should be added restricting the hours of illumination to the opening hours as stated in the Design & Access statement
665	2025/0431/HSE	5 Oakfield Road Frome Somerset BA11 4JE	Oakfield Ward	Richard Willars	Erection of single storey side extension and single storey rear extension with green roof.	Householder Application	Jane Thomas	No objection
666	2025/0465/HSE	28 Wynford Road Frome Somerset BA11 2DP	Berkley Down Ward	Mr And Mrs Kelly	Demolish existing garage & the erection of a single storey rear extension & a two storey side extension.	Householder Application	Jane Thomas	No objection

667	2025/0447/LBC	42A Catherine Street Frome Somerset BA11 1DB	Market Ward	KM Hayward	Replace front ground floor sash window & rear ground floor door & casement window with like for like painted timber & double glazing.	Listed Building Consent	Rebecca Bowran	No objection
668	2025/0478/HSE	20 Bath Road Frome Somerset BA11 2HH	College Ward	S & A McGinnis & White	Erection of single storey side extension.	Householder Application	Jane Thomas	No objection
669	2025/0467/FUL	Natwest Bank 4 Market Place Frome Somerset BA11 1AE	Market Ward	Mrs L Brindley	Formation of 2no residential flats (retaining the ground floor in commercial use) incl external fenestration changes, juliet balcony, roof lanterns and a rooflight & associated alterations.	Full Application	Carlton Langford	No objection
670	2025/0360/TPO	Birch House Egford Lane Frome Somerset BA11 3HN	Oakfield Ward	A Keys	T1 Ash section fell T2 Hawthorn section fell T3 Hawthorn section fell TPO M384	Works/Felling of TPO Trees	Lawrence Usherwood	No objection
671	2025/0533/HSE	4 Stourton View Frome Somerset BA11 4DY	Park Ward	Mr H Corcoran	Proposed demolition of existing garage, erection of rear single storey extension and off street parking.	Householder Application	Jane Thomas	No objection