

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

Date: 17 April 2025

Time: 7.00pm

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

Present:

Frome Town Planning Committee Councillors: Philip Campagna, Steve Tanner, Fiona Barrows

In attendance:

Members of the public in person: 0

Somerset Councillors on Zoom: 1

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
2025/026P	1 QUESTIONS, COMMENTS, AND INFORMATION FROM THE PUBLIC None.	
2025/027P	2 APOLOGIES FOR ABSENCE Apologies received from Cllr Andy Jones and Cllr Mark Dorrington. Proposed by Cllr Fiona Barrows, seconded by Cllr Philip Campagna, agreed unanimously.	
2025/028P	3 DECLARATION OF MEMBERS' INTERESTS None.	
2025/029P	4 TO AGREE TO THE MINUTES OF THE MEETING HELD 3 April 2025 Proposed by Cllr Steve Tanner, seconded by Cllr Philip Campagna, agreed unanimously.	
2025/030P	6 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED – APPENDIX 1 ID 675 - Proposed by Cllr Steve Tanner, seconded by Cllr Philip Campagna, agreed unanimously. ID 677 – Proposed by Cllr Fiona Barrows, seconded by Cllr Philip Campagna, agreed unanimously. ID 684 – Proposed by Cllr Steve Tanner, seconded by Cllr Philip Campagna, 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 Philip Campagna, seconded by Cllr Fiona Barrows, agreed unanimously.	
2025/031P	7 DATE OF NEXT MEETING Thursday 15 May 2025 at 7pm.	

The Chair closed the meeting at 7.30pm

ID	SC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
672	2025/0566/HSE	7 Magnolia Close Frome Somerset BA11 2TT	College Ward	Mr And Mrs Lewis	First floor side extension, convert garage to ancillary accommodation and single storey rear extension.	Householder Application	Kirsty Black	No objection
673	2025/0450/VRC	377398 148155 Castle Street Frome Somerset	Market Ward	K & K Whitmore	Variation of condition 2 (Plans List) of permission 2024/0113/FUL (Erection of 1no two-storey 3-bedroom dwelling & garden studio with alteration & rebuilding of boundary stone wall.).	Variation or Removal of Conditions	Carlton Langford	No objection
674	2025/0518/HSE	58 Somerset Road Frome Somerset BA11 1HE	Oakfield Ward	D Sharp	Demolition of garage & lean-to shed & erection of a single-storey side workshop, utility with WC & store. Demolition of rear conservatory & erection of a two-storey rear extension.	Householder Application	Jane Thomas	No objection
675	2025/0573/HSE	64 Packsaddle Way Frome Somerset BA11 2RN	College Ward	Beth Hamblin	Proposed front extensions, rear extension, raise roof and internal alterations.	Householder Application	Jane Thomas	We do not object to the principle of extending the property but are concerned about the potential of overlooking from the two Juliette balconies to the rear and how the additional parking provision will be dealt with. If the application is approved a condition will be required that the self contained accommodation is not let separately.

676	2025/0562/VRC	13A Keyford Frome Somerset BA11 1JN	Keyford Ward	Mr & Mrs Sadgrove	Application to vary condition 2 (Plans List) of permission 2023/1251/FUL (Change of use from Betting Shop (Use Class A2 (E)) to dwellinghouse (Use Class C3)) to make internal alterations & amendments to windows & doors.	Variation or Removal of Conditions	Carlton Langford	No objection subject to the Juliette balcony overlooking the adjoining corner plot being frosted glass to stop any overlooking
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677	2025/0593/HSE	8 Delta Court Frome Somerset BA11 3HU	Market Ward	Ms Diann Darling	Garage Conversion to form annexe.	Householder Application	Kirsty Black	<p>Objection - We fully support and reiterate the comments of the Civic Society - The conversion of garages to additional living accommodation is acceptable where the garage is attached to or within the normal curtilage of a property and where there is sufficient land within the site to increase off-street parking to meet the requirements for the increased accommodation. This is not the case here. This is a tight modern urban development which will have met minimum parking standards in its original design and this should not be compromised to create an additional 'bedspace'.</p> <p>The proposed conversion is a separate building physically isolated from the house by another garage. The inclusion of a kitchenette, bathroom facilities and a 'bedroom' on the mezzanine suggests this proposal is intended for separate occupation. Yet there would be a net loss of car parking spaces to the host dwelling and none available for the 'annexe'. There is no on-street parking in Delta Court so any increase in parking by residents of or visitors to that property would be a burden</p>
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678	2025/0605/TPO	14 Styles Park Frome Somerset BA11 5AL	Berkley Down Ward	Mrs Rake	T1 - Beech - Reduce by 2m, crown lift to 4m. TPO - M390.	Works/Felling of TPO Trees	Lawrence Usherwood	No objection subject to the tree officer being satisfied that the works are necessary
679	2025/0597/ADV	Frome Garages Manor Road Frome Somerset BA11 4BN	Keyford Ward	Mr Martyn Read	Installation of 1no. Externally illuminated 4.2m totem sign.	Application to Display Adverts	Jane Thomas	No objection
680	2025/0610/HSE	31 Vallis Road Frome Somerset BA11 3EE	Oakfield Ward	Ms Daljit Kaur	Two storey rear extension	Householder Application	Kirsty Black	No objection
681	2025/0565/CLP	48 Chestnut Close Frome Somerset BA11 2TJ	College Ward	Mr & Mrs Sabran	Single storey rear extension	Certificate of Proposed Use/Development	Kirsty Black	No comment

682	2025/0410/LBC	10 Vallis Way Frome Somerset BA11 3BD	Market Ward	Hobbs	Internal layout alterations to move kitchen and utility room to ground floor. Replace secondary glazed windows with double glazing into frames.	Listed Building Consent	Rebecca Bowran	No objection
683	2025/0687/LBC	20 Horton Street Frome Somerset BA11 3DP	Oakfield Ward	Mr Jack Summers	Proposed replacement of the front door with a like for like. Proposal to replace five windows which are rotten.	Listed Building Consent	Rebecca Bowran	No objection subject to the Conservation Officer being satisfied that the windows and doors are beyond repair
684	2025/0694/LBC	The Blue House Cio The Blue House The Bridge Frome Somerset BA11 1AP	Market Ward	C/O Mr David Hoare	Stonework repairs and re-pointing of stone. Re-decoration of windows, doors and joinery with part replacement glass. Reinstatement of weathervane. Slimlite 12mm double glazing to metal doors.	Listed Building Consent	Rebecca Bowran	Fully support and welcome the proposals
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