

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

Date: 21 November 2024

Time: 7.00pm

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

**Present:**

Frome Town Planning Committee Councillors: Fiona Barrows, Philip Campagna, Andy Jones, Lisa Merryweather & Steve Tanner

**In attendance:**

Members of the public in person: 3

Members of the public on Zoom: 0

Jane Llewellyn, Planning and Development Manager

Hannah Watts, Assistant Finance Officer

*Table 1 – Agenda items*

Minute Ref	Agenda Item	Action
2023/189P	<b>1 QUESTIONS, COMMENTS, AND INFORMATION FROM THE PUBLIC</b> None	
2023/190P	<b>2 APOLOGIES FOR ABSENCE</b> None	
2023/191P	<b>3 DECLARATION OF MEMBERS’ INTERESTS</b> Cllr Andy Jones declared an interest for application ID 606 due to the owner being a previous head teacher of Critchill School.	
2023/192P	<b>4 TO AGREE TO THE MINUTES OF THE MEETING HELD 31 October 2024</b> Proposed by Cllr Philip Campagna, seconded by Cllr Fiona Barrows, agreed unanimously.	
2023/193P	<b>5 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED – APPENDIX 1</b> ID 599 - Proposed by Cllr Steve Tanner, seconded by Cllr Fiona Barrows, agreed unanimously. ID 600 - Proposed by Cllr Steve Tanner, seconded by Cllr Andy Jones, agreed unanimously. ID 603 - Proposed by Cllr Steve Tanner, seconded by Cllr Fiona Barrows, agreed unanimously. ID 606 - Proposed by Cllr Philip Campagna, seconded by Cllr Fiona Barrows, agreed by majority. Please note Cllr Andy Jones and Cllr Lisa Merryweather abstained. ID 607 - Proposed by Cllr Andy Jones, seconded by Cllr Steve Tanner, agreed unanimously. ID 613 – Jane Llewellyn clarified that this is an application to see if the Skate Park is permitted development, this is a request to Somerset Council. There will be more engagement before any decision is made.  It was agreed that the response for all other applications listed in appendix 1 would be no objections or to incorporate suggestions Jane sent round to Councillors prior to the meeting. Proposed by Cllr Andy Jones, seconded by Cllr Steve Tanner, agreed unanimously.	
2023/194P	<b>6 DATE OF NEXT MEETING</b> Thursday 12 <sup>th</sup> December at 7pm.	

The Chair closed the meeting at 7:45 pm

Table 2 - Appendix 1 - Major Planning applications received

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
598	<a href="#">2024/1743/TPO</a>	1 Styles Park Frome	Frome Berkley Down Ward	Mrs Dawn Lund	TPO M246: T1 - Horse Chestnut - reduce crown height by maximum 4m, to historic reduction/topping height pre house building. Reduce spread on SW face by maximum 2m. Tree overhanging into garden.	Works/Felling of TPO Trees	Bo Walsh	No objection in principle as long as the Tree Officer is satisfied that the works are necessary
599	<a href="#">2024/2000/PCS</a>	Marston Trading Estate Manor Furlong Frome	Frome Keyford Ward	Tom Wakefield	Notification for Prior Approval for the 817 kWp roof-mounted solar PV array for on-site renewable energy generation and consumption.	Prior App Inst/Alt/Rep Solar on Non- Dom	Connor Chapman	We note that this is a Prior Approval application - however we fully support the proposals and would like to see other roofs on the Trading Estate utilised for Solar.
600	<a href="#">2024/1937/PED</a>	Edwin Sims House Vallis Road Frome	Frome Oakfield Ward	Vinesh Aggarwal	Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to 20 no. (Flats) Dwellinghouses (Use Class C3).	Prior App CoU E to C3 Dwellinghouse	Jane Thomas	We note that this is a Prior Approval application - however we object to the proposals. Whilst we fully support the conversion and the need for flats, the proposed solution for the refuse will not work, bins will be left at the entrance and the refuse lorry will block the road. Other concerns have been raised about the space standards of the flats. Given the concerns this needs to be submitted as a full application to enable it to be properly considered

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
601	<a href="#">2024/1920/TCA</a>	Fountain House Goulds Ground Frome	Frome Market Ward	Nick Hardie	T1 Magnolia - Reduce South/East side by 1.5m. Reshape to balance. T2 Tulip - Reshape. T3 Western red cedar - Reduce by 2m. T4 Gleditsia - Crown lift over the pool and road to 4m.	Works/Felling Trees in a CA	Bo Walsh	No objection
602	<a href="#">2024/1946/HSE</a>	70 Oakfield Road Frome	Frome Oakfield Ward	S White	Single-story lean-to extension to the side & rear of property.	Householder Application	Anna Blackburn	No objection
603	<a href="#">2024/1966/FUL</a>	5 - 9 Westway Frome	Frome Market Ward	C Petrie	Reinstate previously removed entrance to Unit 14	Full Application	Jane Thomas	Fully support the proposals
604	<a href="#">2024/1976/HSE</a>	12 Elm Leigh Frome	Frome College Ward	Mr & Mrs Manning	Single storey extension and internal alterations.	Householder Application	Lorna Elstob	No objection
605	<a href="#">2024/2013/TCA</a>	17 Lansdown Place Frome	Frome Oakfield Ward	Mr Dave Smith	T1 Conifer hedge - Remove T2 Eucalyptus - Fell	Works/Felling Trees in a CA	Bo Walsh	No objection
606	<a href="#">2024/2021/TPO</a>	62 Oakfield Road Frome	Frome Oakfield Ward	Ms Krysia Couldrey	T1 Sycamore - prune back to previous points (2-3m reduction all round) to maintain this tree at a size suitable for the garden and distance from the property (within 4m). T2 & T3 Spruce and Lawson cypress - Fell (TPO M1295)	Works/Felling of TPO Trees	Bo Walsh	Objection - the reasons given are not valid reasons for felling
607	<a href="#">2024/1992/LBC</a>	Natwest Bank 4	Frome Market Ward	L Brindley	Internal and external alterations associated with the formation of two	Listed Building Consent	Rebecca Bowran	Fully support the proposals

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
		Market Place Frome			residential flats (retaining the ground floor in commercial use)			
608	<a href="#">2024/2019/HSE</a>	37 The Butts Frome	Frome Highpoint Ward	Jack and Keri Herriot	Single storey rear extension and replace existing garage.	Householder Application	Connor Chapman	No objection
609	<a href="#">2024/2027/LBC</a>	Garston House Portway Frome	Frome Keyford Ward	G Vaughan	Demolish 2no stud walls & 2no doorways. Construct 2no new walls & doorway to create a staff welfare room & storage room.	Listed Building Consent	Rebecca Bowran	No objection
610	<a href="#">2024/1983/TCA</a>	4 Gentle Street Frome	Frome Market Ward	Mrs Jones	T1 (Sycamore) - Full reduction.	Works/Felling Trees in a CA	Bo Walsh	No objection
611	<a href="#">2024/2012/HSE</a>	25 Portway Frome	Frome Keyford Ward	Mr & Mrs Richard Harding	Replacement of front door and windows, along with new garage roof	Householder Application	Connor Chapman	Fully support the proposals
612	<a href="#">2024/2039/HSE</a>	20 Styles Avenue Frome	Frome Berkley Down Ward	Mr And Mrs S And A Davies	Erection of single-storey rear and side extension with first floor dormer extension and internal alterations to create 4 bedroom dwelling.	Householder Application	Jane Thomas	No objection subject to the case officer being satisfied that there overbearing issues
613	<a href="#">2024/1897/CLP</a>	Mary Bailey Playing Field Park Road Frome	Frome Park Ward	Ms Jane Llewellyn	Erection of a new skatepark	Certificate of Proposed Use/Development	Kirsty Black	No comment as FTC are the applicants