

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

Date: 11 December 2025

Time: 7.00pm

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

Present:

Frome Town Planning Committee Councillors: Steve Tanner, Mark Dorrington, Andy Jones, Lyndsey Mayhew.

In attendance:

Members of the public in person: 0

Somerset Councillors in person: 0

Members of the public on Zoom: 0

Somerset Councillors on Zoom: 1

Jane Llewellyn, Planning and Development Manager

Owen King, Planning and Development Project Officer

Table 1 – Agenda items

Minute Ref	Agenda Item	Action
2025/080P	1 QUESTIONS, COMMENTS, AND INFORMATION FROM THE PUBLIC None	
2025/081P	2 APOLOGIES FOR ABSENCE Cllr Fiona Barrows, Cllr Phillip Campagna, Polly Lamb Proposed by Cllr Steve Tanner, seconded by Cllr Lyndsey Mayhew, agreed unanimous.	
2025/082P	3 DECLARATION OF MEMBERS’ INTERESTS None	
2025/083P	4 TO AGREE TO THE MINUTES OF THE MEETING HELD ON 20 November 2025 Proposed by Cllr Andy Jones, seconded by Cllr Steve Tanner, agreed unanimous.	
2025/084P	5 PLANNING UPDATE 13 Nov-14 Dec A review of planning decisions and other matters in the period.	

Minute Ref	Agenda Item	Action
2025/085P	<p>6 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED - APPENDIX 1</p> <p>ID 826 - Proposed by Cllr Steve Tanner, seconded by Cllr Lyndsey Mayhew, agreed unanimous.</p> <p>ID 829 - Proposed by Cllr Andy Jones, seconded by Cllr Mark Dorrington, agreed unanimous.</p> <p>ID 830 - Proposed by Cllr Andy Jones, seconded by Cllr Lyndsey Mayhew, agreed unanimous.</p> <p>ID 831 - Proposed by Cllr Steve Tanner, seconded by Cllr Andy Jones, agreed unanimous.</p> <p>ID 832 - Proposed by Cllr Mark Dorrington, seconded by Cllr Lyndsey Mayhew, agreed unanimous.</p> <p>ID 833 - Proposed by Cllr Lyndsey Mayhew, seconded by Cllr Steve Tanner, agreed unanimous.</p> <p>ID 836 - Proposed by Cllr Steve Tanner, seconded by Cllr Mark Dorrington, agreed unanimous.</p> <p>ID 841 - Proposed by Cllr Steve Tanner, seconded by Cllr Andy Jones, agreed unanimous.</p> <p>It was agreed that the responses for all other applications listed in Appendix 1 would be 'no objection' or to incorporate suggestions from Jane Llewellyn, Planning and Development Manager, sent round to Councillors prior to the meeting. Proposed by Cllr Steve Tanner, seconded by Cllr Mark Dorrington, agreed unanimous.</p>	
2025/086P	<p>7 DATE OF NEXT MEETING 8 January 2026, 7 p.m.</p> <p>The Chair closed the meeting at 8.08 pm.</p>	

ID	SC Reference	Address	Ward	Applicant	Description	Type	Consultation Response
824	2025/2066/TCA	50 Nunney Road Frome Somerset BA11 4LE	Oakfield Ward	Anthony Weale	T1 - Birch - Reduce by 2m.	Works/Felling Trees in a CA	No objection
825	2025/2032/CLP	14 Trevithick Close Frome Somerset BA11 2XA	Berkley Down Ward	Mr Bowman	Application for a proposed lawful development certificate for demolish & replace porch on front elevation.	Certificate of Proposed Use/Development	No objection
826	2025/2076/TPO	Leys Hill Lodge Leys Hill Frome Somerset BA11 2JZ	College Ward	Mr Collins	T 413 - Corsican Pine - Fell.	Works/Felling of TPO Trees	No objection
827	2025/2003/HSE	31 Castle Street Frome Somerset BA11 3BW	Market Ward	Mr Liam Frankum	Replacement of all existing windows with casement-style units to provide better fire escape routes.	Householder Application	No objection subject to Conservation Officer approval.
828	2025/2079/HSE	1 Lewis Crescent Frome Somerset BA11 2LF	Innox Ward	Mr And Mrs Povey	Single storey front and side extension.	Householder Application	No objection
829	2025/2050/FUL	2, 2A, 2B, 3 & 7 Church Street Frome Somerset BA11 1PW	Market Ward	Mr Andrew Harding	Restoration & adaptation of a group of heritage buildings.	Full Application	No objection. Frome Town Council strongly supports the regeneration of a group of under-used heritage buildings, the provision of services for tourism and community use and the creation of employment in the town. We would emphasise the importance of inclusive and

							accessible provision for all members of the community. We would also mirror comments from the Civic Society in respect to ensuring sensitive restoration and preservation of heritage features in close consultation with the conservation officer.
830	2025/2051/LBC	2, 2A, 2B, 3 & 7 Church Street Frome Somerset BA11 1PW	Market Ward	Mr Andrew Harding	Restoration & adaptation of a group of heritage buildings.	Listed Building Consent	As above.
831	2025/1900/FUL	12A Foster Road Frome Somerset BA11 1NX	Keyford Ward	Mr D Withey	Two new 3 bedroom semi detached dwellings to replace a 3 bedroom bungalow and single garage	Full Application	Objection. The proposed development would result in unacceptable overlooking of the rear gardens of adjoining properties and represents an overdevelopment of the site. The scale and massing would be overbearing in relation to neighbouring dwellings. The proposal would have a negative impact on parking provision on Foster Road. FTC would prefer to see an alternative scheme comprising two smaller two-bedroom properties, which would be more in keeping with the character and capacity of the site.

832	2025/2090/HSE	41 The Butts Frome Somerset BA11 4AB	Highpoint Ward	Dan Mitchell	Single storey rear Extension and rear attic dormer.	Householder Application	No objection
833	2025/2094/HSE	30 Long Ground Frome Somerset BA11 1PJ	Keyford Ward	Mr and Mrs S and C Bird	Demolition of garage and utility room, and erection of a side extension.	Householder Application	No objection
834	2025/2060/HSE	6 Whittox Lane Frome Somerset BA11 3BY	Market Ward	Mrs Helen Gosling	Installation of EV charger on front elevation.	Householder Application	No objection
835	2025/2107/LBC	Flat 2 2 Bath Street Frome Somerset BA11 1DG	Market Ward	Ms Lorna Berrett	Replace existing top floor windows for heritage timber double glazed sash windows.	Listed Building Consent	No objection
836	2025/2109/HSE	3A Orchard Street Frome Somerset BA11 3BX	Market Ward	Mr James Woznica	Convert garage to annex, relocate office/utility, UPVc windows/doors, refurbish existing timber windows, roof lights, kerb extension, relocate portion of boundary wall, solar panels & air source heat pump.	Householder Application	No objection in principle to the annexe and the kerb alterations to the front, provided that there is a condition to ensure that the annexe should not be let or sold seperately. However, we are concerned about the use of UPVC in the conservation area.
837	2025/2133/FUL	Restaurant Wessex Fields Marston Road Frome Somerset	Highpoint Ward	Consol Ltd	Change the use from Use Class A3 (now Use Class E(b)) to a flexible use comprising Class E(b) (cafe and restaurant) and Use Class E(c)(iii) (solarium), together with	Full Application	No objection

					minor external alterations to the north (front) elevation.		
838	2025/2061/LBC	6 Whittox Lane Frome Somerset BA11 3BY	Market Ward	Mrs Helen Gosling	Installation of EV charger on front elevation.	Listed Building Consent	No objection
839	2025/2121/VRC	117 Critchill Road Frome Somerset BA11 4HW	Park Ward	Julie Devey	Application to vary condition 2 (plans List) of planning approval 2025/1532/HSE (Demolition of existing front porch and rear extension. Erection of lean-to style porch and new flat roof extension to the rear, internal alteration and associated landscape work) to add window to side elevation & render to rear extension.	Variation or Removal of Conditions	No objection
840	2025/2158/HSE	14A The Butts Frome Somerset BA11 4AA	Park Ward	Ms S. Manning	Removal of existing flat roof extension & new pitched roof extension with side pergola.	Householder Application	No objection
841	2025/2042/HSE	36 Slipps Close Frome Somerset BA11 1FW	Park Ward	Johannes Moeller	Single storey rear extension & carport with elevated decking.	Householder Application	No objection
842	2025/2177/TCA	14 Butts Hill Frome Somerset BA11 1HU	Highpoint Ward	Mr Adam Slopertree surgeon@gmail.com	T1 - Holly - Fell & replaced with native species near current location.	Works/Felling Trees in a CA	No objection

843	2025/2175/TCA	10 Trinity Row Frome Somerset BA11 3DQ	Market Ward	Miss Rebecca Saxon	T1 - Ash - Reducing by one third & prune from houses. T2-3 - Apple - Remove dead wood & resize.	Works/Felling Trees in a CA	No objection
844	2025/2157/CLP	28 Wynford Road Frome Somerset BA11 2DP	Berkley Down Ward	Mr and Mrs Kelly	Erection of a timber boundary fence along the property boundary.	Certificate of Proposed Use/Development	No objection
845	2025/2176/TCA	The Old Vicarage Vicarage Street Frome Somerset BA11 1PU	Market Ward	Mr Adam Slopertree surgeon@gmail.com	T1 - T10 - Lime - Reduce crown by 2-3m.	Works/Felling Trees in a CA	No objection

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