

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

Date: 15 May 2025

Time: 7.00pm

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

Present:

Frome Town Planning Committee Councillors: Steve Tanner, Fiona Barrows, Polly Lamb, Mark Dorrington and Lisa Merryweather

In attendance:

Members of the public in person: 3

Somerset Councillors in person: 1

Members of the public on Zoom: 1

Jane Llewellyn, Planning and Development Manager

Becca Evans, Business Administrator

Table 1 – Agenda items

Minute Ref	Agenda Item	Action
2025/032P	1 QUESTIONS, COMMENTS, AND INFORMATION FROM THE PUBLIC A presentation was made by Ash Heath from Liberty Care Developments and Andy Cross from CSquared Architects relating to the development of a care home at Marston Road in Frome.	
2025/033P	2 APOLOGIES FOR ABSENCE Apologies received from Cllr Philip Campagna and Cllr Andy Jones. Proposed by Cllr Fiona Barrows, seconded by Cllr Mark Dorrington, agreed unanimously.	
2025/034P	3 DECLARATION OF MEMBERS' INTERESTS Cllr Mark Dorrington declared an interest in ID 692 and ID 693. Cllr Lisa Merryweather declared an interest in ID 692 and ID 693.	
2025/035P	4 TO AGREE TO THE MINUTES OF THE MEETING HELD 17 April 2025 Proposed by Cllr Fiona Barrows, seconded by Cllr Polly Lamb, agreed unanimously.	

Minute Ref	Agenda Item	Action
2025/036P	<p>6 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED – APPENDIX 1</p> <p>The following two ID’s were voted on as one item.</p> <p>ID 689 – Proposed by Cllr Steve Tanner, seconded by Cllr Fiona Barrows, agreed unanimously.</p> <p>ID 701 – Proposed by Cllr Steve Tanner, seconded by Cllr Fiona Barrows, agreed unanimously.</p> <p>ID 688 – Proposed by Cllr Steve Tanner, seconded by Cllr Lisa Merryweather, agreed unanimously.</p> <p>ID 694 – Proposed by Cllr Steve Tanner, seconded by Cllr Fiona Barrows, agreed unanimously.</p> <p>ID 695 – Proposed by Cllr Lisa Merryweather, seconded by Cllr Polly Lamb, agreed unanimously.</p> <p>ID 696 – Proposed by Cllr Fiona Barrows, seconded by Cllr Mark Dorrington, agreed unanimously.</p> <p>ID 699 – Proposed by Cllr Fiona Barrows, seconded by Cllr Steve Tanner, agreed unanimously.</p> <p>ID 700 – Proposed by Cllr Mark Dorrington, seconded by Cllr Steve Tanner, agreed unanimously.</p> <p>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.</p> <p>Proposed by Cllr Lisa Merryweather, seconded by Cllr Steve Tanner, agreed unanimously.</p>	
2025/037P	<p>7 DATE OF NEXT MEETING</p> <p>Thursday 5 June 2025 at 7pm.</p>	

The Chair closed the meeting at 9.02pm

ID	SC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
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
685	2025/0697/CLP	Land At 9-11 Robins Lane Frome Somerset BA11 3ES	Oakfield Ward	Mr & Mrs Wells	Certificate of lawfulness of the proposed use of the site and buildings for the sale of firewood instead of coal.	Certificate of Proposed Use/Development	Carlton Langford	No comment
686	2025/0723/FUL	The Old Printing Works Selwood Road Frome Somerset BA11 3JS	Market Ward	K Sidebottom	Replacement of roof covering & roof repairs to Blocks 1-11.	Full Application	Kirsty Black	No objection subject to the Conservation officer being satisfied with the proposals
687	2025/0559/OUT	74 Oakfield Road Frome Somerset BA11 4JH	Oakfield Ward	Richard Wells	Application for Outline Planning Permission with some matters reserved with details of access for the erection of a detached dwelling	Outline Application	Carlton Langford	No objection

688	2024/0505/VRC	Land At 376904 146299 Land North And South Of Sandys Hill Lane Frome Somerset	Frome Selwood Ward	TJ Morris Limited	Variation of condition 28 (total retail floorspace) of permission 2024/0369/NMA (Development of 235 dwellings, employment floorspace) (Revised information received April 2025)	Variation or Removal of Conditions	Jane Thomas	No objection
689	2024/0428/REM	Land At 376904 146299 (Phase 2) Land North And South Of Sandys Hill Lane Frome Somerset	Frome Selwood Ward	TJ Morris Limited	Application for approval of reserved matters following outline approval 2019/1671/OTS pursuant to condition 4, comprising the erection of 1 retail unit with associated landscaping, parking and servicing arrangements, along with details submitted pursuant to Condition 2 (Design, Green Infrastructure, Energy & Phasing. (Revised information received April 2025)	Reserved Matters Application	Jane Thomas	Our previous objection still stands, however we will reconsider our objection subject the following information being provided. 1) Tree surgeons report setting out the root protection area for the Oak Tree to ensure that no damage will be caused to the tree 2) Revised Noise Impact Assessment reflecting the acoustic fence and the relocation of the delivery bay. 3) Sight of a draft condition setting out the delivery times 4) details of any security barriers to ensure deliveries can not take place outside of the agreed times
690	2025/0750/HSE	5 Linsvale Drive Frome Somerset BA11 2BP	Berkley Down Ward	Mr Lambert	Erection of single storey extension on the rear elevation	Householder Application	Jane Thomas	No objection

691	2025/0624/FUL	Unit 6 Longacre Manor Road Frome Somerset BA11 4BG	Keyford Ward	Mr Richard Allen	Erection of a rear extension.	Full Application	Jane Thomas	No objection
692	2025/0782/HSE	7 Wallbridge Frome Somerset BA11 1QY	Keyford Ward	Robin Hill and Alison Oliver	Alterations to previously approved extension (2021/1078/LBC & 2021/1077/HSE) to amend orientation, roof treatment, fenestration.	Householder Application	Kirsty Black	No objection
693	2025/0783/LBC	7 Wallbridge Frome Somerset BA11 1QY	Keyford Ward	Robin Hill and Alison Oliver	Alterations to previously approved extension (2021/1078/LBC & 2021/1077/HSE) to amend orientation, roof treatment, fenestration.	Listed Building Consent	Kirsty Black	No objection
694	2024/2265/TCA	14A Stony Street Frome Somerset BA11 1BU	Market Ward	P Lewis	Ash (T1) - Fell.	Works/Felling Trees in a CA	Lawrence Usherwood	A tree surgeons report should be submitted to confirm that the tree is causing damage to the wall and that the tree is showing signs of ash dieback
695	2025/0784/TCA	Jenkins Developmen ts Ltd Turnpike House 18 Bridge Street Frome Somerset BA11 1BB	Market Ward	Pang Investmen ts Ltd Anthony Pang	T1 - Magnolia - Fell/Remove. T2 - Conifer - Fell/Remove.	Works/Felling Trees in a CA	Lawrence Usherwood	A tree surgeons report should be submitted to confirm that the tree is causing damage to the wall, we do not object to the removal of the conifer but would prefer to see the magnolia managed rather than felled

696	2025/0791/FUL	Valley View Little Keyford Lane Frome Somerset BA11 5BB	Keyford Ward	Mr Steve Baker	Demolition of existing garage. Erection of detached two storey dwellinghouse in the rear garden of existing bungalow.	Full Application	Carlton Langford	Objection - The proposed dwelling is an overdevelopment of the site that will overlook and over shadow the neighbouring property. Details of the parking arrangements for the existing property also need to be shown on the plans
697	2025/0793/HSE	161 The Butts Frome Somerset BA11 4AQ	Highpoint Ward	Mr J Hoppe	Demolish an existing single storey extension and erect a timber clad single storey rear extension. Conversion of an existing garage store to an office/gym with shower room.	Householder Application	Kirsty Black	No objection
698	2025/0722/HSE	18A Randolph Road Frome Somerset BA11 1GH	Keyford Ward	Mr Farren Drury	Rear single storey extension and side double storey extension.	Householder Application	Jane Thomas	Existing plans need to be provided
699	2025/0814/HSE	18 New Buildings Lane Frome Somerset BA11 1PH	Keyford Ward	Mr Ross Dixon	Demolition of existing ground floor rear extension. Erection of a two storey rear extension. Removal of existing clay pantiles to main dwelling roof and replacement where structurally required. Reinstatement of clay pantiles.	Householder Application	Jane Thomas	No objection subject to the case officer being satisfied that there will be no overshadowing of 14 New Buildings Lane

700	2025/0828/FUL	Garages 8-10 Wagon & Horses Yard Land Rear Of 3 Gentle Street Frome Somerset	Market Ward	Mr & Mrs M & A Sims	Change of use and conversion of existing garages to form a two bed holiday let. (Resubmission of 2024/1636/FUL).	Full Application	Carlton Langford	Objection - The provision of the noise and air quality assessments do not overcome our original objections for application 2024/1636/FUL. This is not a suitable or satisfactory place for a holiday let
701	2024/0350/REM	Land At 376904 146299 (Phase 1) Land North And South Of Sandys Hill Lane Frome Somerset	Frome Selwood Ward	TJ Morris Limited	Application for approval of reserved matters following outline approval 2019/1671/OTS Matters of appearance/landscaping/layout/scale to be determined (Phase 1) (Revised information received Aril 2025)	Reserved Matters Application	Jane Thomas	Our previous objection still stands, however we will reconsider our objection subject the following conformation being provided. 1) Tree surgeons report setting out the root protection area for the Oak Tree to ensure that no damage will be caused to the tree 2) Revised Noise Impact Assessment reflecting the acoustic fence and the relocation of the delivery bay. 3) Sight of a draft condition setting out the delivery times 4) details of any security barriers to ensure deliveries can not take place outside of the agreed times