

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

Date: 17 July 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, Philip Campagna

In attendance:

Members of the public in person: 7

Somerset Councillors in person: 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
2025/045P	2 QUESTIONS, COMMENTS, AND INFORMATION FROM THE PUBLIC Sue Marshall (local resident) presentation on “Flooding in Birchill Lane caused by Francil Fields development, David Wilson Homes.” Simon Schofield (Marengo Communications – on behalf of Barratt David Wilson Homes and Andrew Penna (Barratt David Wilson Homes) presentation on “Proposals for Land at The Mount, Frome (2025/1205/OUT)”	
2025/046P	3 APOLOGIES FOR ABSENCE Apologies received from Cllr Andy Jones, Proposed by Cllr Mark Dorrington, seconded by Cllr Philip Campagna, agreed unanimous.	
2025/047P	4 DECLARATION OF MEMBERS' INTERESTS While not a formal interest, in the interests of transparency Fiona Barrows disclosed that she is an allotment holder at Muriel Jones Allotments, which is adjacent to the proposed Land at The Mount (2025/1025/OUT) development.	
2025/048P	5 TO AGREE TO THE MINUTES OF THE MEETING HELD 15 May 2025 Proposed by Cllr Mark Dorrington, seconded by Cllr Steve Tanner, agreed unanimous.	
2025/049P	6 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED – APPENDIX 1 ID 723 – Proposed by Cllr Steve Tanner, seconded by Cllr Fiona Barrows, agreed unanimous. ID 725 – Proposed by Cllr Steve Tanner, seconded by Cllr Fiona Barrows, agreed unanimous. ID 726 – Proposed by Cllr Phillip Campagna, seconded by Cllr Polly Lamb, agreed unanimous. ID 731 – deferred subject to further information. ID 732/733 – deferred subject to further information. It was agreed that the response for all other applications listed in Appendix 1 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 Fiona Barrows, seconded by Cllr Phillip Campagna, agreed unanimous.	
2025/050P	7 DATE OF NEXT MEETING 7 August 2025, 7 p.m.	

The Chair closed the meeting at 8.35 pm.

ID	SC Reference	Address	Ward	Applicant	Description	Type	Consultation Response
721	2025/1136/TCA	Stoodley Terrace 9 Oakfield Road Frome Somerset BA11 4FF	Oakfield Ward	Mrs Bond	Beech (G1) - Reduce overhang over the parking bays and footpath by 2m.	Works/Felling Trees in a CA	No objection
722	2025/1100/HSE	Don Marie Clink Road Frome Somerset BA11 2EN	Berkley Down Ward	Mr & Mrs Castle	Proposed single storey rear extension	Householder Application	No objection
723	2025/1099/HSE	8 Berkley Road Frome Somerset BA11 2ED	Berkley Down Ward	Mr Stanley Mcleod	Demolition of existing garage and erection of a single storey, pitched roof, garden building.	Householder Application	Concern has been raised over the size and scale of the building that would have a negative impact on the garden of the neighbouring property, we have no objection subject to the planning officer being satisfied there will be no impact. A condition that the building not be let or separately is required
724	2025/1104/LBC	10 Sheppards Barton Frome Somerset BA11 1EL	Market Ward	G Evans	Replacement of window jambs & head to the front ground & first floor window surrounds, replacement of all front & rear windows.	Listed Building Consent	No objection
725	2025/1078/FUL	The Beeches West End Frome	Market Ward	L Frankum	Replacement of timber windows with PVC alternative.	Full Application	No objection

		Somerset BA11 3AD					
726	2025/1151/VRC	Land Adjacent To The Retreat Frome Somerset	Keyford Ward	Family SS Ltd / Mr & Mrs B Sutton	Application to vary condition 2 (Plans List), 4 (Materials), 6 (Visibility Splay), 7 (Parking), 11 (Surface Water Drainage System) & 12 (CEMP) & remove condition 1 (Time Limit) & 9 (Contaminated Land - Verification Report) of planning approval 2021/2437/VRC (Application to remove conditions 16 & 17 (Permitted Development Rights - extension, roof, outbuildings or boundary treatments) of planning approval 2021/1083/FUL).	Variation or Removal of Conditions	No objection
727	2025/1239/TCA	12 Long Ground Frome Somerset BA11 1PJ	Keyford Ward	Mrs Heidi Humpage	Willow - Removal of dead branches & crown thinning (up to 20%).	Works/Felling Trees in a CA	No objection
728	2025/1060/FUL	37 Lower Keyford Frome Somerset BA11 4AR	Keyford Ward	E Todd	Change of use from residential part of the building back into office space & installation of roof skylight.	Full Application	No objection

729	2025/1240/TPO	37 Fromefield Frome Somerset BA11 2HE	College Ward	Mr Kristian Hallett	T1 - Yew & T2&3 - Holm Oaks - TPO M1292 No.2 - Trim foliage and thin stems back to a height of 2.2m. Reduce proud stems by up to 1.5m to a height of 5.3m. T4 - Robinia - TPO M1293 - Reduce two branches by up to 1.7m.	Works/Felling of TPO Trees	No objection, but agree with the Civic Society that more information needs to be provided
730	2025/1173/ADV	Police Station Enterprise House Wessex Fields Marston Road Frome Somerset	Highpoint Ward	Jessica Parry	Proposed illuminated aluminium sign reading 'Frome Police Station' to front facade of new Enquiry Office.	Application to Display Adverts	No objection
731	2025/0875/VRC	Land South Of The Mount Frome Somerset	Keyford Ward	C Hughes	Variation of condition 24 (Solar Panels) of Planning Consent 2019/3076/FUL (Full planning permission for residential development together with associated infrastructure including landscaping, open space, drainage and parking).	Variation or Removal of Conditions	The technical report demonstrating the rational for this should be provided. Whilst we appreciate that there will be solar panels it is a significant reduction in the sustainability measures for the site. Alternative measures should be provided to make up for this shortfall. Details of the alternative measures should be consulted on.
732	2025/1201/HSE	17 Catherine Street Frome	Market Ward	M Lovelock	Erection of single-storey rear extension.	Householder Application	The plans are not clear enough, separate existing and proposed

		Somerset BA11 1DB		& S Horner			plans should be provided, including the side (west) elevation. The property outlined in red on the site location plan does not match the property on the block plan showing the area of the extension.
733	2025/1202/LBC	17 Catherine Street Frome Somerset BA11 1DB	Market Ward	M Lovelock & S Horner	Erection of single-storey rear extension.	Listed Building Consent	The plans are not clear enough, separate existing and proposed plans should be provided, including the side (west) elevation. The property outlined in red on the site location plan does not match the property on the block plan showing the area of the extension.
734	2025/1205/OUT	Land At 377787 146251 The Mount Frome Somerset	Keyford Ward	Barratt David Wilson Homes	Outline Application for Erection of up to 120no. Dwellings, Access, Public Open Space, Landscaping and Associated Works with all Matters Reserved Except Access.	Outline Application	Deferred decision
735	2025/1245/HSE	9 Keyford Terrace Frome Somerset BA11 1JL	Keyford Ward	Mr & Mrs Walker	Erection of a timber framed conservatory replacing existing conservatory to rear elevation.	Householder Application	No objection
736	2025/1246/LBC	9 Keyford Terrace Frome	Keyford Ward	Mr & Mrs Walker	Erection of a timber framed conservatory replacing existing	Listed Building Consent	No objection

		Somerset BA11 1JL			conservatory to rear elevation.		
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