

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

Date: 20 November 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

Jane Llewellyn, Planning and Development Manager

Owen King, Planning and Development Project Officer

Table 1 – Agenda items

Minute Ref	Agenda Item	Action
2025/074P	2 QUESTIONS, COMMENTS, AND INFORMATION FROM THE PUBLIC None	
2025/075P	3 APOLOGIES FOR ABSENCE Cllr Fiona Barrows, Cllr Phillip Campagna Proposed by Cllr Andy Jones, seconded by Cllr Steve Tanner, agreed unanimous.	
2025/076P	4 DECLARATION OF MEMBERS’ INTERESTS None	
2025/077P	5 TO AGREE TO THE MINUTES OF THE MEETING HELD ON 30 October 2025 Proposed by Cllr Andy Jones, seconded by Cllr Phillip Campagna, agreed unanimous.	

Minute Ref	Agenda Item	Action
2025/078P	<p>6 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED - APPENDIX 1</p> <p>ID 806 - Proposed by Cllr Steve Tanner, seconded by Cllr Mark Dorrington, agreed majority.</p> <p>ID 807 - Proposed by Cllr Mark Dorrington, seconded by Cllr Andy Jones, agreed unanimous.</p> <p>ID 812 - Proposed by Cllr Mark Dorrington, seconded by Cllr Lyndsey Mayhew, agreed unanimous.</p> <p>ID 813 - Proposed by Cllr Andy Jones, seconded by Cllr Steve Tanner, agreed unanimous.</p> <p>ID 815 - Proposed by Cllr Andy Jones, seconded by Cllr Steve Tanner, agreed unanimous.</p> <p>ID 816 - Proposed by Cllr Mark Dorrington, seconded by Cllr Lyndsey Mayhew, agreed unanimous.</p> <p>ID 818 - Proposed by Cllr Lyndsey Mayhew, seconded by Cllr Steve Tanner, agreed unanimous.</p> <p>ID 820 - Proposed by Cllr Steve Tanner, seconded by Cllr Andy Jones, agreed unanimous.</p> <p>ID 821 - Proposed by Cllr Mark Dorrington, seconded by Cllr Andy Jones, agreed unanimous.</p> <p>ID 822 - Proposed by Cllr Andy Jones, seconded by Cllr Steve Tanner, 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.</p> <p>Proposed by Cllr Steve Tanner, seconded by Cllr Mark Dorrington, agreed unanimous.</p>	
2025/079P	<p>7 DATE OF NEXT MEETING</p> <p>11 December 2025, 7 p.m.</p>	

The Chair closed the meeting at 8.10 pm.

ID	SC Reference	Address	Ward	Applicant	Description	Type	Consultation Response
801	2025/1903/TCA	4 West End Frome Somerset BA11 3AD	Market Ward	Andrew Nicholson	T1 - Magnolia Tree - Reduce.	Works/Felling Trees in a CA	No objection
802	2025/1882/TCA	1 Culverhill Frome Somerset BA11 5AB	Keyford Ward	Ruth Gerrard	T1 - Wild Cherry - Crown reduction by approx 4m, side pruning & bifurcation strapping to prevent splitting.	Works/Felling Trees in a CA	No objection
803	2025/1940/TCA	8 Somerset Road Frome Somerset BA11 1HB	Park Ward	C Jack	T1- Pear - Fell.	Works/Felling Trees in a CA	No objection
804	2025/1941/TCA	The Coach House 1 West End Frome Somerset BA11 3AD	Market Ward	D Moss	T1 - Cypress - Reduce by 2m. T2 - Persian Ironwood - Reduce by 1m.	Works/Felling Trees in a CA	No objection
805	2025/1935/TCA	Hoopers Barton Frome Somerset	Market Ward	Freeman	T1- Mountain Ash - Remove to ground level.	Works/Felling Trees in a CA	No objection
806	2025/1936/TPO	1 Regency Walk Weymouth Road Frome Somerset BA11 1HJ	Park Ward	Freeman	T001 - Common Beech - Crown reduce top and sides of canopy tree by 2m and install dynamic brace in top third of tree between both primary stems. (M358) Works are for on-going management of tree and to abate	Works/Felling of TPO Trees	No objection. Appears to be necessary ongoing works for safety/tree.

					nuisance to adjacent properties.		
807	2025/1950/TCA	10 Culverhill Frome Somerset BA11 5AA	Keyford Ward	Agrippa Architectural Services	T1-6 - Leyland Cypress - Fell. T7-8 Western Red Cedar - Fell - Trees blocking access to property as originally planted as hedgerows.	Works/Felling Trees in a CA	We would prefer to see the cedars (T7-8) retained, no objection to the felling of the Cypress trees (T1-6).
808	2025/2005/TCA	91 Locks Hill Frome Somerset BA11 1NG	Keyford Ward	Kate Adams	T1 - Beech - Reduce by 2m. T2 - Fig - Reduce by 1.5m. G1 - Field maple - Reduce by 1.5m.	Works/Felling Trees in a CA	No objection
809	2025/2022/TPO	Land Adjacent To 8 Orchardleigh View Frome Somerset BA11 3SB	Market Ward	MR Mark Holloway	T1 - Beech (M1223) - Reduce crown spread & height by 2.5m to maintain tree health and mitigate risk of storm damage.	Works/Felling Trees in a CA	No objection. Appears to be necessary works.
810	2025/1894/TCA	Land At 377623 147260 Stevens Lane Frome Somerset	Keyford Ward	Miss Valerie Barratt	T1-6 - Horse Chestnut; T7-8 - Hawthorn; T9 - Ash; T10 - Lime - Cut back lower branches to fence line by approx. 3m.	Works/Felling Trees in a CA	No objection. Appears to be necessary works.
811	2025/2047/TCA	Apex House West End Frome Somerset	Market Ward	Jane Maryon	T1 - Sycamore - Reduce by 2.5m. T2 - Sycamore - Reduce Southern lower canopy by 4m.	Works/Felling Trees in a CA	No objection. Appears to be necessary works.
812	2025/1866/FUL	Site South Of 86 Rodden Road Frome Somerset	Berkley Down Ward	R.C.Joinery	Demolition of 5 garages and erection of 2no. 1 bedroom dwellings (to	Full Application	Objection. We do not see any substantive difference between this application and the previous proposal for this site

				include allotments for future occupiers).	<p>(2016/2519/FUL). Due to scale, bulk, massing and proximity to the eastern site boundary, the proposed development would be: (1) out of keeping with the surrounding development; and (2) visually overbearing and create harmful overshadowing to the amenities of 88 Rodden Road (as per the Officer's Report for the previous proposal for this site).</p> <p>We are also concerned with the dwelling size. Despite being described as single-occupant homes, the bedroom size makes them two-person units under the NDSS, and at 48 m² they do not meet the 50 m² minimum. Notwithstanding claims regarding accessibility and sustainability of the development, the development is likely to create additional parking on Rodden Road which cannot be conditioned. Moreover, there is a increased likelihood that vehicles will be parked on land also in ownership on the Rodden Meadow side of the adjacent shared use path and this would create a conflict and safety concern with users of the path.</p>
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							Finally, despite provision of bin stores in front of properties, there is a concern regarding refuse collection and the lack of provision at the top of the access way (on Rodden Road) leading to conflict/inconvenience with existing residents.
813	2025/1887/FUL	30 Castle Street Frome Somerset BA11 3BW	Market Ward	Mr Liam Frankum	Replacement of all existing windows with casement-style units.	Full Application	No objection subject to Conservation Officer's approval
814	2025/1910/HSE	8 Somerset Road Frome Somerset BA11 1HB	Park Ward	Mrs Clare Jack	Replace existing extension roof with resin slate tile profile & integrated roof window. Install new double & single windows to Whitewell Road elevation (amended 03.11.2025).	Householder Application	No objection subject to Conservation Officer approval.
815	2025/1916/FUL	43 Ecos Court Frome Somerset BA11 1HY	Park Ward	Frankum	Replacement of front and rear door like-for-like.	Full Application	No objection
816	2025/0635/FUL	Land At 104 Ashtree Road Frome Somerset	College Ward	Mr and Mrs Davies	Erection of attached two bedroom dwelling with associated parking.	Full Application	No objection, however we would prefer to see a window to the end elevation.
817	2025/1917/FUL	45 Ecos Court Frome Somerset BA11 1HY	Park Ward	Frankum	Replacement of front and rear door like-for-like.	Full Application	No objection

818	2025/1774/FUL	52 Robins Lane Frome Somerset BA11 3ET	Oakfield Ward	Mr Colin Henderson	Change of use of part of existing dwelling (annexe) to a self-contained residential unit (Use Class C3), including installation of a fire door and replacement of two timber sash windows with like-for-like timber sash windows.	Full Application	No objection in principle, however it is not clear if this application is for an annexe or a separate residential unit. If an annex, a condition that it cannot be sold or let separately, if a separate unit need to indicate the residential curtilage of the unit. There is some concern that the window replacements are not like for like, due to the Local Listing the Conservation Officer should comment
819	2025/1994/HSE	Berkley Heights Clink Road Frome Somerset BA11 2EQ	Berkley Down Ward	Mr Matt Jenkins	Erection of detached car port.	Householder Application	No objection - we would like to see some rainwater capture included in the carport
820	2025/1991/HSE	Kertonwood Clink Road Frome Somerset BA11 2EQ	Berkley Down Ward	Mr and Mrs A and L Hooper	Raising the ridge to create a first floor extension, and side/rear single storey extension.	Householder Application	No objection
821	2025/1980/FUL	Land At 377620 146494 Little Keyford Lane To The Mount Blatchbridge Frome Somerset	Keyford Ward	Mr Luke Boxall	Construction of a temporary access to serve the scheme consented under 2020/0341/OTS & 2023/0634/REM. In line with the details submitted under Outline Condition 15 for the CEMP	Full Application	We note that highways have requested further information. Can we be reconulted when that information has been received so we can make an informed comment

822	2025/2031/VRC	Land At 377398 148155 Castle Street Frome Somerset	Market Ward	Mr and Mrs K & K Whitmore	Application to vary condition 2 (Plans List (Compliance) of planning approval 2024/0113/FUL (Erection of 1no. two- storey 3 bedroom dwelling & garden studio with alteration & rebuilding of boundary stone wall) and subsequent Variation 2025/0450/VRC to revise design of the house.	Variation or Removal of Conditions	Objection. We fully support and reiterate the comments of the Civic Society. We request that the revised scheme is assessed as a full re-submission and receives Conservation Officer input.
823	2025/1997/HSE	2 Kissing Batch Frome Somerset BA11 3ND	Oakfield Ward	Mr Norris	Erection of a single storey extension on the rear elevation	Householder Application	No objection