

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

Date: 21 August 2025

Time: 7.00pm

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

**Present:**

Frome Town Planning Committee Councillors: Steve Tanner, Polly Lamb, Fiona Barrows, Mark Dorrington, Philip Campagna, Andy Jones.

**In attendance:**

Members of the public in person: 1

Somerset Councillors in person: 0

Members of the public on Zoom: 3

Jane Llewellyn, Planning and Development Manager

Owen King, Planning and Development Project Officer

Ashley Heath, Liberty Care Developments

Tessa Hampden, Context Planning Ltd

Richard Lines, Frome Memorial Theatre Trust

*Table 1 – Agenda items*

Minute Ref	Agenda Item	Action
2025/056P	<p><b>2 QUESTIONS, COMMENTS, AND INFORMATION FROM THE PUBLIC</b></p> <p>Representation from Richard Lines of Frome Memorial Theatre Trust in respect to development at Memorial Theatre Complex Ltd Christchurch Street West Frome (2025/1193/FUL)</p> <p>Representation from Ashley Health of Liberty Care Developments in respect to the proposed development at Land At Marston Road Frome Somerset (2025/1341/FUL).</p> <p>Representation on behalf of concerned residents by Tessa Hampden of Context Planning Ltd in respect to the proposed development at Land At Marston Road Frome Somerset (2025/1341/FUL).</p> <p>Representation by concerned resident in respect to the proposed development at Land At 377314 147167 Cherry Grove Frome (2025/1450/VRC)</p>	
2025/057P	<p><b>3 APOLOGIES FOR ABSENCE</b></p> <p>None</p>	
2025/058P	<p><b>4 DECLARATION OF MEMBERS' INTERESTS</b></p> <p>Cllr Andy Jones declared a registerable interest in respect to the proposed development at Land At Marston Road Frome Somerset (2025/1341/FUL) and left the room during the discussion/voting on that matter.</p>	
2025/059P	<p><b>5 TO AGREE TO THE MINUTES OF THE MEETING HELD ON 7 August 2025</b></p> <p>Proposed by Cllr Mark Dorrington, seconded by Cllr Fiona Barrows, agreed unanimous.</p>	

Minute Ref	Agenda Item	Action
2025/060P	<p><b>6 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED – APPENDIX 1</b></p> <p>ID 739 – Proposed by Cllr Steve Tanner, seconded by Cllr Polly Lamb, agreed unanimous.</p> <p>ID 744 – Proposed by Cllr Polly Lamb, seconded by Cllr Fiona Barrows agreed unanimous.</p> <p>ID 750 – Proposed by Cllr Steve Tanner, seconded by Cllr Fiona Barrows, agreed unanimous.</p> <p>ID 751 – Proposed by Cllr Polly Lamb, seconded by Cllr Phillip Campagna, agreed unanimous.</p> <p>ID 754 – Proposed by Cllr Phillip Campagna, seconded by Cllr Steve Tanner, agreed unanimous.</p> <p>The following two applications were considered together:</p> <p>ID 756 – Proposed by Cllr Fiona Barrows, seconded by Cllr Steve Tanner, agreed unanimous.</p> <p>ID 757 – Proposed by Cllr Fiona Barrows, seconded by Cllr Steve Tanner, agreed unanimous.</p> <p>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.</p> <p>Proposed by Cllr Phillip Campagna, seconded by Cllr Polly Lamb, agreed unanimous.</p>	
2025/061P	<p><b>7 DATE OF NEXT MEETING</b></p> <p>18 September 2025, 7 p.m.</p>	

The Chair closed the meeting at 9.05 pm.

ID	SC Reference	Address	Ward	Applicant	Description	Type	Consultation Response
737	<a href="#">2025/1271/TCA</a>	48 Nunney Road Frome Somerset BA11 4LE	Oakfield Ward	Mrs M Morris	T1 - Purple Plum - Reduce by 2-3 meters all round. T2 - Magnolia - Crown reduce by 1m. T3 - Walnut - Crown reduce by 2m. T4 - Yew - Trim side growth by 1m. T5 - Apple - Reduce all round by 1m.	Works/Felling Trees in a CA	No objection
738	<a href="#">2025/1315/TCA</a>	8 Sun Street Frome Somerset BA11 3DA	Market Ward	Mr Cacciatore	Cherry (Prunus) (T1) - Fell.	Works/Felling Trees in a CA	No objection
739	<a href="#">2025/1193/FUL</a>	Memorial Theatre Complex Ltd Christchurch Street West Frome Somerset BA11 1EB	Market Ward	Mr Richard Lines	Internal alteration and extension to theatre foyer to increase accessibility and toilet provision	Full Application	Fully suport
740	<a href="#">2025/0335/OUT</a>	37 Marston Lane Frome Somerset BA11 4DR	Park Ward	P McLanaghan	Application for Outline Planning Permission with some matters reserved for erection of 1no self-build dwellinghouse with details of access and layout (revised information received 21/07/2025).	Outline Application	Objection - We previously asked for a swept path plan showing how it is possible to reverse into the parking spaces. We also asked for information about which trees will be felled/retained, this has not been provided. The application form has been revised and states that access to the highway has been outlined in red on the site location plan, there is no red line

							to the highway, the box for “access” has not been ticked on the application form, which is incorrect
741	<a href="#">2024/1316/TPO</a>	2 Collett Way Frome Somerset BA11 2XN	Frome Berkley Down	IG Environme ntal Services	Oak (T1) - Crown reduce overall canopy (both height and lateral spread) by 30% to achieve a crown volume reduction in line with BRE IP7/06; this will equate to an overall branch length reduction of between 2.5m and 3.5m. Maintain at reduced dimensions by re-pruning back to points of previous reduction on a 3 year (max) cycle. (amended proposal)	Works/Felling of TPO Trees	Objection - The description on the application form has not been changed and no amended plans or documents have been uploaded to support the revised proposal
742	<a href="#">2025/1268/VRC</a>	6 Nunney Road Frome Somerset BA11 4LA	Oakfield Ward	Mr & Mrs Mellen	Application to vary condition 2 (Plans List) of planning approval 2024/1116/HSE (Replace an existing rear conservatory with a ground floor kitchen extension and first floor bedroom) to reduce the scope of the work.	Variation or Removal of Conditions	No objection
743	<a href="#">2025/1293/FUL</a>	26 Christchurch Street West Frome	Market Ward	Mr Tavis Walker	Proposed alterations to commercial property to form office/shop and change of use of part of the	Full Application	Welcome the proposed changes and fully support the proposals

		Somerset BA11 1EB			property to form a two storey, two bedroom dwelling.		
744	<a href="#">2025/1341/FUL</a>	Land At Marston Road Frome Somerset	Highpoint Ward	-	Demolition of building and erection of care home (Class C2), construction of electrical substation, parking, alterations to existing access, landscaping and associated infrastructure	Full Application	Deferred
745	<a href="#">2025/1327/TPO</a>	Church Of St Mary Innox Hill Frome Somerset BA11 2LN	Innox Ward	Mr L Taylor	G1 - TPO M349 - T1 - Ash, T2 - Scots Pine Pine, T3-5 & T7-11 Copper Beech - Crownraise roadside trees to 5m. Crownraise trees on Church land to 3m.	Works/Felling of TPO Trees	No objection
746	<a href="#">2025/1359/TPO</a>	Birch House Egford Lane Frome Somerset BA11 3HN	Oakfield Ward	Mrs Amanda Keys	Ash (T1 & T2) - Fell.	Works/Felling of TPO Trees	The trees are part of a large blanket TPO for the area, so their loss will have an impact. We would want to see a tree surgeons report confirming why they need to be felled.
747	<a href="#">2025/1396/TPO</a>	Acacia Drive Play Area Acacia Drive Frome Somerset BA11 2TS	College Ward	Tree Surgeon Supervisor Daniel Mancini	T1 Quercus (Oak) - Reduce stem on north east side, to the split/crack to reduce lever arm effect, reduce weight on 2 laterals at the union of the crack (M1151).	Works/Felling of TPO Trees	No objection
748	<a href="#">2025/1394/CLP</a>	26 Dommetts Lane Frome	Oakfield Ward	Ms Laura Newton	Certificate of lawfulness of proposed development of the erection of rear single	Certificate of Proposed Use/Development	No comment

		Somerset BA11 4JD			storey extension, hip to gable on side elevation of main roof, construction of rear dormer and loft conversion.		
749	<a href="#">2025/1411/TCA</a>	50 Broadway Frome Somerset BA11 3HE	Oakfield Ward	Carne	T1- Silver Birch. Crown reduce top by 2.5 m & reduce lateral branches by 1m. T2- Apple - Reduce by 1m.	Works/Felling Trees in a CA	No objection
750	<a href="#">2025/1353/HSE</a>	55 Lynfield Road Frome Somerset BA11 4JB	Oakfield Ward	Mr And Mrs Devenish	Rear single storey ground floor extension, internal alterations, loft conversion including side and rear dormers. Raised patio bi- folding doors and pv/solar panel installation.	Householder Application	No objection, we support the suggestion of the Civic Society that the staircase window should be obscured glass
751	<a href="#">2025/1379/HSE</a>	24 Trevithick Close Frome Somerset BA11 2XA	Berkley Down Ward	Mr and Mrs W and L Davis	Extension and conversion of the detached garage into a Granny Annexe.	Householder Application	No objection subject to a condition that the annexe will not be let or sold separately and there are no objections from the neighbouring property
752	<a href="#">2025/1381/HSE</a>	94 Vallis Road Frome Somerset BA11 3EN	Oakfield Ward	Mr & Mrs Sudworth	Erection of single storey rear extension & decking.	Householder Application	No objection
753	<a href="#">2025/1445/TPO</a>	14 Styles Park Frome Somerset BA11 5AL	Berkley Down Ward	Julie Reakes	T2 - Yew - Reduce by 1.5m. (M1238)	Works/Felling of TPO Trees	No objection
754	<a href="#">2025/1450/VRC</a>	Land At 377314 147167	Keyford Ward	Boon Brown (Agent)	Variation of condition 1 (approved plans), 3 (materials), 5 (storage of	Variation or Removal of Conditions	No objection subject to the drainage consultees being

		Cherry Grove Frome Somerset			recycling and waste containers), 6 (estate roads), 8 (access), 9 (footways), 11 (CMP), 14 (LEMP), 15 (CEMP), 17 (reptile mitigation strategy), 18 (external lighting), 20 (FRA and surface water drainage strategy) 21 (renewable energy), 22 (rainwater harvesting), 24 (acoustic wall), 26 (hard landscaping), 27 (soft landscaping, 28 (contaminated land), 29 (contaminated land) relating to planning permission 2021/1642/FUL for (Erection of 24 No. passive house dwellings with associated parking and landscaping along with re-arrangement of parking provision for Cherry Trees.).		satisfied there will be no adverse impacts.
755	<a href="#">2025/1447/HSE</a>	29 Styles Hill Frome Somerset BA11 5JG	Berkley Down Ward	Mr P Oakes	Erect detached garage and store.	Householder Application	No objection
756	<a href="#">2025/1470/FUL</a>	14 Westway Frome	Market Ward	Adam Chambers	Installation of Banking Hubs signage including externally illuminated	Full Application	Fully support

		Somerset BA11 1BS			fascia, illuminated projecting sign, illuminated directory of services sign, DDA sign, CCTV sign and opening hours sign. New shopfront glazing and entrance door with automatic door push pad. New ATM accessible from the front elevation. Two apertures to be formed on rear elevation for installation of two louvres, existing louvre removed and aperture infilled to match surrounding elevation material. Proposed external condenser attached to rear wall. Internally, Banking Hub fit out		
757	<a href="#">2025/1471/ADV</a>	14 Westway Frome Somerset BA11 1BS	Market Ward	Adam Chambers	Installation of 'Banking Hub' individual lettering and projecting sign to fascia on front elevation. In ground floor window is a Directory of Services and advertisement sign on ATM. Displayed on entrance door is opening hours sign, CCTV sign, DDA sign.	Application to Display Adverts	Fully support