

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

Date: 29 January 2026

Time: 7.00pm

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

Present:

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

In attendance:

Members of the public in person: 8

Somerset Councillors in person: 0

Members of the public on Zoom: 3

Somerset Councillors 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
2026/007P	1 QUESTIONS, COMMENTS, AND INFORMATION FROM THE PUBLIC None	
2026/008P	2 APOLOGIES FOR ABSENCE Cllr Fiona Barrows. Cllr Lyndsey Mayhew, Cllr Andy Jones Proposed by Cllr Steve Tanner, seconded by Cllr Phillip Campagna, agreed unanimous.	
2026/009P	3 DECLARATION OF MEMBERS' INTERESTS None	
2026/010P	4 TO AGREE TO THE MINUTES OF THE MEETING HELD ON 8 January 2026 Proposed by Cllr Phillip Campagna, seconded by Cllr Polly Lamb, agreed unanimous.	
2026/011P	6 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED – APPENDIX 1 ID 863 - Proposed by Cllr Andy Jones, seconded by Cllr Philip Campagna, agreed unanimous. ID 864 - Proposed by Cllr Andy Jones, seconded by Cllr Steve Tanner, agreed unanimous. ID 868 - Proposed by Cllr Steve Tanner, seconded by Cllr Andy Jones, agreed unanimous. ID 871 - Proposed by Cllr Philip Campagna, seconded by Cllr Polly Lamb, agreed unanimous. 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 Polly Lamb. seconded by Cllr Philip Campagna, agreed unanimous.	
2026/012P	7 DATE OF NEXT MEETING 19 February 2026, 7 p.m.	

The Chair closed the meeting at 9.00 pm.

ID	SC Reference	Address	Ward	Applicant	Description	Type	Consultation Response
863	2025/2290/FUL	The Lucky Chance, Portway, Frome, Somerset, BA11 1QR	Keyford Ward	Ms Poppy Keeling	Construction of a lean-to side extension to provide a Green Room, office and storage facilities	Full Application	No objection. Frome Town Council fully supports the application.
864	2025/2296/FUL	Land At 378054 And 148285 Windsor Crescent, Frome, Somerset	Berkley Down Ward	Mr and Mrs Turvil	Erection of self-build single-storey detached 3-bedroom dwelling	Full Application	Objection. We do not object to the erection of a new dwelling. However, the layout in respect to parking provision will result in cars reversing out onto the main road. Revisions need to be made to ensure vehicles can safely turn.
865	2026/0005/CLP	7 Vicarage Street, Frome, Somerset, BA11 1PX	Market Ward	Mr Louis Jobst	Application for a proposed lawful development certificate for installation of conservation-style rooflights.	Certificate of Proposed Use/Development	No objection
866	2026/0006/TCA	Monks Farm, 47 Lower Keyford, Frome, Somerset, BA11 4AS	Keyford Ward	Mr Dyer	G1 - Conifer - Reduce trees to height of earlier reduction at northern end of group up to 8 meters. Trim front face to contain size. Reduce lateral growth into garden by no more than 1m.	Works/Felling Trees in a CA	No objection
867	2026/0007/TCA	Blythe House, 65 Nunney Road, Frome,	Oakfield Ward	Mr Cooper	T1 & T2 - Cherry - Fell. T3 - Maple - Reduce over extended limb growing south east by 1.5-2m, cut back from house up to	Works/Felling Trees in a CA	No objection subject to tree officer approval.

		Somerset, BA11 4LE			2.5m. T4 - Horse Chestnut - Cut back from road by approx 1m and remove basal epicormic growth.		
868	2026/0020/FUL	8 Chestnut Close, Frome, Somerset, BA11 2TJ	College Ward	Mr Simon Heal	Conversion of existing single 4 bedroom semi- detached dwelling into one 3 bedroom dwelling and one 2 bedroom dwelling.	Full Application	No objection
869	2026/0027/HSE	19 Grange Road, Frome, Somerset, BA11 2HW	College Ward	Mr & Mrs B. & K. Sprake & Lovell	Erection of a two storey side & rear extension.	Householder Application	Objection. This will impact the amenity of the neighbouring property and will be overbearing in its bulk and massing.
870	2026/0064/TCA	7 Rodden Road, Frome, Somerset, BA11 2AD	College Ward	Mrs Fiona Byrom	T1 – Sycamore – Pollard to approx. 4 m	Works/Felling Trees in a CA	No objection
871	2025/2256/FUL	Land At 378251 148022 Garston Farm Access Frome Somerset	Keyford Ward	Mr Adam Sloper Svanevik	Erection of 1no. 4 bedroom dwellinghouse.	Full Application	No objection. Following submission of revised drawings, we support the principle of the proposed dwelling and its design, subject to the following conditions being met: · Utilities and servicing: Prior to commencement, full details of electricity and other utility connection works shall be submitted and approved, demonstrating that such works can be undertaken without

							<p>adverse impacts on neighbouring land, protected trees, or residential amenity.</p> <p>· Noise and residential amenity: Details of any plant or machinery, including heat pumps, shall be submitted and approved to demonstrate that noise levels will not result in harm to residential amenity, with any necessary mitigation secured by condition.</p> <p>· Trees and construction impacts: Finalised details of finished levels, foundations and construction methods shall be secured to ensure that development does not result in damage to protected trees or their root protection areas, in accordance with the approved arboricultural information.</p> <p>· Access and servicing movements: A swept-path analysis shall be provided to demonstrate that servicing and delivery vehicles can enter and leave the site safely and in a forward gear.</p> <p>· Long-term ecological delivery</p>
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							<p>and site control: The Council considers it essential that the ecological, biodiversity and landscape management benefits relied upon in support of the proposal are secured for the long term and that the land is protected from future development. This should be achieved through a Section 106 agreement or similar legally binding mechanism, to secure: delivery and long-term management of the approved biodiversity and landscape measures; and prevention of further development within the wider site beyond that expressly approved.</p> <p>If these conditions are met, the council considers that the benefits in respect to stewardship of the land and BNG gains outweigh the potential harms.</p>
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