

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

Date: 8 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, Andy Jones, Lyndsey Mayhew, Polly Lamb, Philip Campagna.

In attendance:

Members of the public in person: 6

Somerset Councillors in person: 0

Members of the public on Zoom: 2

Somerset Councillors on Zoom: 1

Owen King, Planning and Development Project Officer

Joe Malley, Finance and IT Administrator

Table 1 – Agenda items

Minute Ref	Agenda Item	Action
2026/001P	1 QUESTIONS, COMMENTS, AND INFORMATION FROM THE PUBLIC None	
2026/002P	2 APOLOGIES FOR ABSENCE Cllr Fiona Barrows Proposed by Cllr Steve Tanner, seconded by Cllr Lyndsey Mayhew, agreed unanimous.	
2026/003P	3 DECLARATION OF MEMBERS' INTERESTS None	
2026/004P	4 TO AGREE TO THE MINUTES OF THE MEETING HELD ON 11 December 2025 Proposed by Cllr Mark Dorrington, seconded by Cllr Andy Jones, agreed majority.	

Minute Ref	Agenda Item	Action
2026/005P	<p>6 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED – APPENDIX 1</p> <p>ID 851 - Proposed by Cllr Andy Jones, seconded by Cllr Philip Campagna, agreed unanimous.</p> <p>ID 853 - Proposed by Cllr Andy Jones, seconded by Cllr Steve Tanner, agreed unanimous.</p> <p>ID 855 - Proposed by Cllr Steve Tanner, seconded by Cllr Andy Jones, agreed unanimous.</p> <p>ID 857 - Proposed by Cllr Philip Campagna, seconded by Cllr Polly Lamb, agreed unanimous.</p> <p>ID 858 - Proposed by Cllr Andy Jones, seconded by Cllr Philip Campagna, agreed unanimous.</p> <p>ID 859 - Proposed by Cllr Polly Lamb, seconded by Cllr Andy Jones, agreed unanimous.</p> <p>ID 860 - Proposed by Cllr Mark Dorrington, seconded by Cllr Philip Campagna, agreed unanimous.</p> <p>ID 861 - Proposed by Cllr Steve Tanner, seconded by Cllr Philip Campagna, agreed unanimous.</p> <p>ID 862 - Proposed by Cllr Polly Lamb, seconded by Cllr Philip Campagna, 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 Polly Lamb. seconded by Cllr Philip Campagna, agreed unanimous.</p>	
2026/006P	<p>7 DATE OF NEXT MEETING</p> <p>29 January 2026, 7 p.m.</p>	

The Chair closed the meeting at 8.54 pm.

ID	SC Reference	Address	Ward	Applicant	Description	Type	Consultation Response
847	2025/2130/TCA	Wesley Church Office Wesley Methodist Church Wesley Slope Frome Somerset BA11 1HA	Park Ward	Mr Warren	Reduce group of yew trees by up to 2m & trim to tidy to retain shape	Works/Felling Trees in a CA	No objection subject to tree officer approval.
848	2025/2217/TCA	Land At 378251 148022 Garston Farm Access Frome Somerset	Keyford Ward	Mr Adam Sloper	T1 - Silver Poplar - Pollard to leave a 3m monolith	Works/Felling Trees in a CA	No objection subject to tree officer approval.
849	2025/2233/TCA	23 Christchurch Street East Frome Somerset BA11 1QQ	Market Ward	Reynolds	T1 - Apple - Fell.	Works/Felling Trees in a CA	No objection subject to tree officer approval.
850	2025/2201/TCA	9 New Buildings Frome Somerset BA11 1PB	Keyford Ward	Ms Alex Young	T1 - Chestnut - Fell T2 & T3 Hazel - Fell T4 - Hawthorn - Fell T5 - Oak - Reduce by 3.5m in height & 3m in width	Works/Felling Trees in a CA	No objection subject to tree officer approval.
851	2025/2191/FUL	40A Innox Hill Frome Somerset	Innox Ward	Mrs Rachael Emmett	Proposed Replacement Childrens Nursery	Full Application	No objection. Fully support the proposals subject to tree

							officer approval of any works to trees.
852	2025/2220/HSE	84 Weymouth Road Frome Somerset BA11 1HJ	Park Ward	Mr & Mrs Hall	Single storey rear extension	Householder Application	No objection
853	2025/2244/FUL	Land At 378964 And 148636 Clink Road Frome Somerset	Berkley Down Ward	Mr & Mrs D & S Pickford	Proposed two storey self-build dwelling & detached garage.	Full Application	No objection
854	2025/2253/LBC	The Gatehouse 20 Vallis Road Frome Somerset BA11 3EH	Market Ward	Lockhart Murdoch	Roof & rainwater repairs, structural crack stitching, restoration of window arches & columns, removal of cementitious pointing & repointing with lime mortar, internal ceiling & plaster repairs, installation of lighting & power points.	Listed Building Consent	Withdrawn
855	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	Deferred. FTC defers our decision subject to further information and reassurances in relation to: (1) clarification of site access ownership; (2) details of utilities connections works; (3) clarity over proximity of garage to boundary and potential impact on trees; (4) accuracy

							of levels, particularly in respect to potential impact on tree roots; (5) accuracy of drawings and visualisations—particularly in respect to scale, siting and massing—included in the application; (6) provision of a draft Section 106 agreement that secures the delivery of the ecological and biodiversity benefits proposed and protects the land from future development.
856	2025/2239/HSE	33 Nunney Road Frome Somerset BA11 4LA	Oakfield Ward	Mr Ross Keenan	Single story rear extension, new casement windows to the existing house, front door porch canopy and rear fencing.	Householder Application	No objection
857	2025/1574/FUL	Valley View Little Keyford Lane Frome Somerset BA11 5BB	Keyford Ward	Jennifer Alvis	Demolish existing bungalow and garage. Erection of 1 detached dwelling and 2 semi-detached dwellings (revised plans rec'd 17th Dec 2025)	Full Application	No objection
858	2025/2297/PED	Turnpike House 18 Bridge Street Frome Somerset BA11 1BB	Market Ward	Mr A Pang	Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and	Prior App CoU E to C3 Dwellinghouse	No objection subject to planning approval.

					Service (Use Class E) to 6no. Flats (Use Class C3).		
859	2025/2266/FUL	2 The Firs Egford Lane Frome Somerset BA11 3HS	Oakfield Ward	Mr & Mrs B & S Alden	Erection of a detached self-build two-storey 4 bedroom dwelling, with garage & store building	Full Application	Objection. This development would be substantially outside of the development boundary of Frome.
860	2025/2232/HSE	20 Vallis Way Frome Somerset BA11 3BH	Market Ward	Mr GERARD MCLOUGH LIN	Proposed two storey rear extension and new pedestrian gate opening in stone boundary wall.	Householder Application	No objection. FTC fully supports the proposals.
861	2025/2265/HSE	7 Crown Gardens Frome Somerset BA11 1JZ	Keyford Ward	Dr Esther Hudson	Installation of a rear flat roof attic dormer window.	Householder Application	Deferred. It is not clear whether the rear ground floor extension is part of this application. The extension is shown as 'existing' on the drawings submitted, but it has not yet been constructed, and no separate application has been received. We note that pre-app advice stated that the "rear dormer should be subservient to host dwelling and not dominate the existing roof."
862	2025/2254/HSE	11A New Buildings Frome Somerset BA11 1PB	Keyford Ward	Mr J Bowden	Erection of two storey rear extension.	Householder Application	Objection. We have no objection to the rear extension. However, the changes to the front bedroom window (particularly in terms of size) appear to be out of

							character with other dwellings on the street. There are also no details over the window design and materials.
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