

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

Date: 9 October 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, Mark Dorrington, Philip Campagna, Andy Jones.

**In attendance:**

Members of the public in person: 7

Somerset Councillors in person: 1

Members of the public on Zoom: 1

Jane Llewellyn, Planning and Development Manager

Owen King, Planning and Development Project Officer

*Table 1 – Agenda items*

| Minute Ref | Agenda Item                                                                                                                                                                                                                                                                              | Action |
|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| 2025/062P  | <b>2 QUESTIONS, COMMENTS, AND INFORMATION FROM THE PUBLIC</b><br>None                                                                                                                                                                                                                    |        |
| 2025/063P  | <b>3 APOLOGIES FOR ABSENCE</b><br>Cllr Polly Lamb<br>Proposed by Cllr Andy Jones, seconded by Cllr Steve Tanner, agreed unanimous.                                                                                                                                                       |        |
| 2025/064P  | <b>4 DECLARATION OF MEMBERS' INTERESTS</b><br>Cllr Andy Jones declared a personal and professional relationship with residents' interests in application ID 744. Cllr Jones remained in the room during the discussion of this application, but remained silent and did not cast a vote. |        |
| 2025/065P  | <b>5 TO AGREE TO THE MINUTES OF THE MEETING HELD ON 7 August 2025</b><br>Proposed by Cllr Andy Jones, seconded by Cllr Phillip Campagna, agreed unanimous.                                                                                                                               |        |

| Minute Ref | Agenda Item                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Action |
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| 2025/066P  | <p><b>6 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED - APPENDIX 1 and 2</b></p> <p>ID 788 - Proposed by Cllr Phillip Campagna, seconded by Cllr Fiona Barrows, agreed unanimous.</p> <p>ID 744 - Proposed by Cllr Fiona Barrows, seconded by Cllr Mark Dorrington, agreed unanimous.</p> <p>ID 778 - Proposed by Cllr Steve Tanner, seconded by Cllr Phillip Campagna, agreed unanimous.</p> <p>ID 771 - Proposed by Cllr Fiona Barrows, seconded by Cllr Steve Tanner, agreed unanimous.</p> <p>ID 781 - Proposed by Cllr Mark Dorrington, seconded by Cllr Phillip Campagna, agreed majority.</p> <p>ID 782 - Proposed by Cllr Andy Jones, seconded by Cllr Fiona Barrows, agreed unanimous.</p> <p>It was agreed that the responses 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 Mark Dorrington, seconded by Cllr Phillip Campagna, agreed unanimous.</p> <p>It was agreed to note the responses to planning applications listed in Appendix 2 submitted under delegated authority due to consultation expiry date.</p> <p>Proposed by Cllr Mark Dorrington, seconded by Cllr Phillip Campagna, agreed unanimous.</p> |        |
| 2025/067P  | <p><b>7 DATE OF NEXT MEETING</b></p> <p>30 October 2025, 7 p.m.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |        |

The Chair closed the meeting at 8.40 pm.

| ID  | SC Reference                  | Address                                                 | Ward         | Applicant          | Description                                                                                                                                            | Type                        | Consultation Response                                                                                                                                                                                                                                                                                                              |
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| 769 | <a href="#">2025/1613/TCA</a> | 26 Weymouth Road Frome Somerset BA11 1HH                | Park Ward    | Geoffrey Rampton   | Laurel, Elder, Yew 1,2 & 3 - Fell & replaced with hedge/native species. Maple - Crown lift from 20m to height of top floor. Pine - Cut back from road. | Works/Felling Trees in a CA | No objection                                                                                                                                                                                                                                                                                                                       |
| 770 | <a href="#">2025/1632/TPO</a> | The Beeches West End Frome Somerset BA11 3AD            | Market Ward  | Exeter Reiter      | T001: Copper Beech Tree - Fell to ground level. (M1028)                                                                                                | Works/Felling of TPO Trees  | It is a shame to see this tree felled, but have no objection as long as the tree officer is satisfied that it can not be saved                                                                                                                                                                                                     |
| 771 | <a href="#">2025/1574/FUL</a> | Valley View Little Keyford Lane Frome Somerset BA11 5BB | Keyford Ward | Mr Steve Baker     | Demolish existing bungalow and garage. Erection of 1 detached dwelling and 2 semi-detached dwellings                                                   | Full Application            | Objection. We support and reiterate the reasoning for the appeal decision for the previous development proposal on this site. The proposed development would be overdevelopment and overbearing to neighbouring properties. The building would also impact roots of protected trees on neighbouring properties on Dragonfly Close. |
| 772 | <a href="#">2025/1649/TCA</a> | 5A Orchard Street Frome Somerset BA11 3BX               | Market Ward  | Mr Mark Dorrington | T1 - Willow - pollard to 4-5m. T2 - Eucalyptus - reduce by 2m.                                                                                         | Works/Felling Trees in a CA | No objection                                                                                                                                                                                                                                                                                                                       |
| 773 | <a href="#">2025/1663/TPO</a> | Craigielea Innox Hill Frome                             | Innox Ward   | Peter              | T1 - Sycamore (M1221) - Crown reduction by 3m & reduce lateral branches by                                                                             | Works/Felling of TPO Trees  | No objection                                                                                                                                                                                                                                                                                                                       |

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|     |                               | Somerset<br>BA11 2LN                                                            |                 |                     | 1m to build shed &<br>prevent property damage.<br>T2 - Hornbeam (M1221) -<br>Crown reduction by 1m to<br>allow more light.                                                                                                                                                                                                                                                                                                                          |                                |              |
| 774 | <a href="#">2025/1637/TPO</a> | 9 Bendalls<br>Wharf Frome<br>Somerset<br>BA11 1GB                               | Keyford<br>Ward | Mr Joel<br>Cripps   | T1 - Beech - TPO: M223.<br>Crown reduction by 2m to<br>increase clearance from<br>property. T2-6 - Pine -<br>TPO M223 - Remove 1m<br>Ivy from bases to protect<br>tree health.                                                                                                                                                                                                                                                                      | Works/Felling of<br>TPO Trees  | No objection |
| 775 | <a href="#">2025/1672/TCA</a> | 41A Lower<br>Keyford<br>Frome<br>Somerset<br>BA11 4AR                           | Keyford<br>Ward | Keith<br>Brindle    | T1 & T2 - Crab Apple &<br>Plum - Fell.                                                                                                                                                                                                                                                                                                                                                                                                              | Works/Felling<br>Trees in a CA | No objection |
| 776 | <a href="#">2025/1657/TPO</a> | Farleigh Sixth<br>Form College<br>North Parade<br>Frome<br>Somerset<br>BA11 2AB | Innox<br>Ward   | Mr Daniel<br>Butler | TPO M1167 - G001, G004,<br>G006, T204 - Yew x 23.<br>G002, G007, T017, T019 ,<br>T020, T021 - Sycamore x<br>75. G003, T007 - Common<br>Ash x 6. T002 - Wedding<br>Cake x 1. T001, T004 -<br>Tulip Tree x 2. T005, T025<br>- Horse Chestnut x 2. T008<br>- Austrian Pine x 1. T009 -<br>Atlas Cedar x 1. T010 -<br>Wellingtonia x 1. T011 -<br>Maritime Pine x 1. T012,<br>T014 - Western Red Cedar<br>x 2. T013 - Common Lime<br>x 1. T016 - Common | Works/Felling of<br>TPO Trees  | No objection |

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|     |                               |                                                                |                   |                           | Beech - x 1. T018 - Silver Queen Holly x 1. T022 - White Poplar x 1. T023 - Purple Beech x 1. T026 - Black Mulberry x 1.<br>(Please refer to Report for schedule of works). |                             |                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 777 | <a href="#">2025/1694/TCA</a> | Rowden House 2<br>Vallis Road<br>Frome<br>Somerset<br>BA11 3EA | Market Ward       | Selina Steele             | G5 - Hazel - Coppice group. Ash - Fell - Ash Die Back symptoms.                                                                                                             | Works/Felling Trees in a CA | No objection                                                                                                                                                                                                                                                                                                                                                                                                      |
| 778 | <a href="#">2025/1587/HSE</a> | 24 The Butts<br>Frome<br>Somerset<br>BA11 4AA                  | Park Ward         | Mr D Gjabri               | First floor extension to existing annex raising the ridge by 1.80m.                                                                                                         | Householder Application     | Objection. This first floor extension to single-storey annex building permitted in 2023 (2023/1247/HSE) would be overdevelopment and overbearing to the neighbouring properties. The position of the existing building as constructed in relation to the property boundaries also appears to contradict the plans for this application and the original application (2023/1247/HSE) and needs to be investigated. |
| 779 | <a href="#">2025/1586/HSE</a> | 58 Beechwood Avenue<br>Frome                                   | Berkley Down Ward | Mr And Mrs C And S Jaupaj | Single storey side extension.                                                                                                                                               | Householder Application     | No objection                                                                                                                                                                                                                                                                                                                                                                                                      |

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|     |                               | Somerset<br>BA11 2AY                                                       |                         |                           |                                                                                                                                                                                                                                                        |                                |                                                                                                                                                  |
| 780 | <a href="#">2025/1596/LBC</a> | Flat 2 2 Bath<br>Street Frome<br>Somerset<br>BA11 1DG                      | Market<br>Ward          | Lorna<br>Berrett          | Replace 3 sash windows in<br>3rd floor flat with like-for-<br>like replacements in<br>timber.                                                                                                                                                          | Listed Building<br>Consent     | No objection                                                                                                                                     |
| 781 | <a href="#">2025/1592/HSE</a> | 4 Holmbury<br>Close Frome<br>Somerset<br>BA11 2ER                          | Berkley<br>Down<br>Ward | Mrs K<br>Hollomon-<br>Ley | Two storey rear extension                                                                                                                                                                                                                              | Householder<br>Application     | Objection. Concern about the<br>overbearing impact on amenity<br>to the neighbouring property to<br>the north.                                   |
| 782 | <a href="#">2025/1576/HSE</a> | 56 Nunney<br>Road Frome<br>Somerset<br>BA11 4LF                            | Oakfield<br>Ward        | Ms Wallis-<br>Newman      | Loft conversion with side<br>and rear dormers to<br>create additional<br>bedroom and shower<br>room.                                                                                                                                                   | Householder<br>Application     | No objection                                                                                                                                     |
| 783 | <a href="#">2025/1641/HSE</a> | 19 The Grove<br>Frome<br>Somerset<br>BA11 4BP                              | Highpoint<br>Ward       | Mr Pruett                 | Proposed retractable<br>awning located on the<br>rear of the property.                                                                                                                                                                                 | Householder<br>Application     | No objection                                                                                                                                     |
| 784 | <a href="#">2025/1695/TCA</a> | Unit 2 Scott<br>Road Frome<br>Somerset<br>BA11 1AL                         | Market<br>Ward          | Pursey                    | T1 - Sycamore - Fell &<br>remove stump to ground<br>level.                                                                                                                                                                                             | Works/Felling<br>Trees in a CA | No reason given for felling, but<br>no objection subject to Tree<br>Officer support                                                              |
| 785 | <a href="#">2025/1722/TPO</a> | River View<br>Nursing<br>Home Styles<br>Hill Frome<br>Somerset<br>BA11 5JR | Berkley<br>Down<br>Ward | James<br>Parrott          | T1 (M1166) - Horse<br>Chestnut - Crown<br>reduction by 1-1.5m &<br>crown thinning by 10%. T2<br>(M1166) - Sycamore -<br>Crown reduction by 1.5-<br>2m. T3-4 (M1166) - Beech<br>- Crown reduction by 2-<br>2.5m. T5 (M1369) - Horse<br>Chestnut - Crown | Works/Felling of<br>TPO Trees  | No reason has been given for<br>felling the Beech Tree (T6) and<br>it is not clear from the<br>information provided if it is<br>covered by a TPO |

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|     |                               |                                                                           |               |                  | reduction by 1-1.5m & crown thin by 10%. T6 - Beech - Fell.                                                                                                                                                                                                                                                                                                                                                         |                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 786 | <a href="#">2025/1713/TPO</a> | Farleigh Sixth Form College North Parade Frome Somerset BA11 2AB          | Innox Ward    | Mr Andrew Pearce | T21 - Sycamore - Reduce by up 3-4m to prevent splitting of main stem. (M1167) Group.                                                                                                                                                                                                                                                                                                                                | Works/Felling of TPO Trees                | No objection                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 787 | <a href="#">2025/1638/HSE</a> | 22 Broadway Frome Somerset BA11 3HA                                       | Oakfield Ward | Ms Poppy Faverty | Formation of new driveway and parking.                                                                                                                                                                                                                                                                                                                                                                              | Householder Application                   | No objection subject to highways being satisfied that the proposal is safe.                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 788 | <a href="#">2025/1217/APP</a> | Land At 377620 146494 Little Keyford Lane To The Mount Blatchbridge Frome | Keyford Ward  | Mr R Smith       | Approval of details reserved by conditions 7 (Estate Roads), 15 (Construction Management Plan), 17 (Lighting and Bats), 18 (Surface Water Drainage System), 21 (Sample Panel - Roofing) and 22 (Sample Panel - Walling) on planning consent 2020/0341/OTS (Outline planning permission for residential development with associated parking, open space and infrastructure with all matters reserved except access). | Approval of details required by condition | Objection. There is a need to gain a better understanding of the drainage implications across all of the FR3A sites. We support and reiterate the objection by Richard Hammonds and have also noted the recommendations set out in the report by RHEOS Environmental Consulting. This is a holding response as we and Selwood Parish Council are meeting with Barratt David Wilson Homes on 23 Oct 2025 to discuss this application and the application for Birchill Lane to better understand the issues and arrive at a resolution. |

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| 789 | <a href="#">2025/1748/TCA</a> | Rook Lane House<br>Christchurch Street West<br>Frome<br>Somerset<br>BA11 1EB | Market Ward  | MR Ben Rose       | T1 - Honey locust -<br>Reduce crown by 3m in all directions                                                                           | Works/Felling Trees in a CA | No objection                                                                                     |
| 790 | <a href="#">2025/1742/TPO</a> | 62 Locks Hill<br>Frome<br>Somerset<br>BA11 1NH                               | Keyford Ward | Dan Sung          | T001 & T002 (TPO M1012)<br>- Fell - Trees causing structural damage with potential to replant away from wall.                         | Works/Felling of TPO Trees  | No objection subject to tree officer approval.                                                   |
| 791 | <a href="#">2025/1767/TCA</a> | Christ Church<br>Christchurch Street West<br>Frome<br>Somerset<br>BA11 1EH   | Park Ward    | Rev Liz Dudley    | T1 - Beech - Crown lift to give 2m clearance from ground level. T2 - Common Lime - Crown lift to give 2m clearance from ground level. | Works/Felling Trees in a CA | No objection                                                                                     |
| 792 | <a href="#">2025/1777/TPO</a> | Two Car Parking Spaces The Iron Gates 9<br>King Street<br>Frome<br>Somerset  | Market Ward  | Mrs Camilla Boler | T1 - London Plane Tree (M1330) - Pollard by 4m.                                                                                       | Works/Felling of TPO Trees  | Pollarding to tree in public square/parking area. No objection subject to tree officer approval. |