

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

Date: 14 May 2026

Time: 7.00pm

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

**Present:**

Frome Town Planning Committee Councillors: Steve Tanner, Polly Lamb, Mark Dorrington, Phillip Campagna, Andy Jones

**In attendance:**

Members of the public in person: 0

Somerset Councillors in person: 0

Members of the public on Zoom: 0

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 |
|------------|---|--------|
| 2026/025P  | <b>1 QUESTIONS, COMMENTS, AND INFORMATION FROM THE PUBLIC</b><br>None   |        |
| 2026/026P  | <b>2 APOLOGIES FOR ABSENCE</b><br>Cllr Fiona Barrows, Cllr Lyndsey Mayhew<br>Proposed by Cllr Steve Tanner seconded by Cllr Polly Lamb, agreed unanimous.   |        |
| 2026/027P  | <b>3 DECLARATION OF MEMBERS’ INTERESTS</b><br>Cllr Andy Jones declared a non-pecuniary (personal) interest in respect to item ID 924 in that he is a close personal friend of the property owner(s). Cllr Jones left the room for the discussion on the application in question and did not vote on the response. |        |
| 2026/028P  | <b>4 TO AGREE TO THE MINUTES OF THE MEETINGS HELD ON 23 April 2026.</b><br>Proposed by Cllr Phillip Campagna, seconded by Cllr Steve Tanner, agreed unanimous.  |        |

| Minute Ref | Agenda Item   | Action |
|------------|---|--------|
| 2026/029P  | <p><b>6 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED - APPENDIX 1</b></p> <p>ID 913/914- Proposed by Cllr Andy Jones, seconded by Cllr Steve Tanner, agreed unanimous.</p> <p>ID 916/917 - Proposed by Cllr Steve Tanner, seconded by Cllr Mark Dorrington, agreed unanimous.</p> <p>ID 920 - Proposed by Cllr Polly Lamb, seconded by Cllr Phillip Campagna, agreed unanimous.</p> <p>ID 921 - Proposed by Cllr Steve Tanner, seconded by Cllr Polly Lamb, agreed unanimous.</p> <p>ID 923 – Deadline expired</p> <p>ID 924 - Proposed by Cllr Steve Tanner, seconded by Cllr Mark Dorrington, agreed majority</p> <p>ID 925 - Proposed by Cllr Polly Lamb, seconded by Cllr Andy Jones, agreed unanimous</p> <p>ID 926 - Proposed by Cllr Polly Lamb, seconded by Cllr Steve Tanner, agreed unanimous</p> <p>ID 928 - Proposed by Cllr Steve Tanner, seconded by Cllr Andy Jones, 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 Owen King, Planning and Development Project Officer, sent round to Councillors prior to the meeting.</p> <p>Proposed by Cllr Steve Tanner. seconded by Cllr Phillip Campagna, agreed unanimous.</p> |        |
| 2026/030P  | <p><b>7 DATE OF NEXT MEETING</b></p> <p>4 June 2026, 7 p.m.</p>   |        |

The Chair closed the meeting at 8.09 pm.

| ID  | SC Reference                  | Address                                     | Ward          | Applicant                      | Description  | Type                               | Consultation Response  |
|-----|-------------------------------|---|---------------|--------------------------------|--|------------------------------------|--|
| 913 | <a href="#">2026/0252/FUL</a> | 1 Palmer Street, Frome, Somerset, BA11 1DS  | Market Ward   | Mrs. Kathryn Bernadette Hayler | Change of use from Restaurant/Public House to 7 no. residential flats and commercial unit. | Full Application                   | FTC do not object to the principle of the development. However, the following should be resolved prior to a decision being made:<br>(1) Elevations for the interior courtyard should be provided<br>(2) More detailed information on the plans for windows.<br>(3) Clarification over location and detail of bins/recycling storage.<br>(4) Provision of adequate bike storage per flat.<br>(5) Details of provision for w.c. and handwashing to commercial units.<br>(6) Clarification on employment impact of providing 2 commercial units (not included in application form). |
| 914 | <a href="#">2026/0253/LBC</a> | 1 Palmer Street, Frome, Somerset, BA11 1DS  | Market Ward   | Mrs. Kathryn Bernadette Hayler | Change of use from Restaurant/Public House to 7 no. residential flats and commercial unit. | Listed Building Consent            | See above  |
| 915 | <a href="#">2026/0652/VRC</a> | 74 Oakfield Road, Frome, Somerset, BA11 4JH | Oakfield Ward | Mr R Wells                     | Variation of condition 2 (Plans List) relating to planning permission 2023/2158/HSE        | Variation or Removal of Conditions | No objection   |
| 916 | <a href="#">2026/0665/FUL</a> | 3A The Bridge, Frome,                       | Market Ward   | Mr Peter Moore                 | Change of Use of upper floors from Class E to C3 to introduce 5 one-bed flats and          | Full Application                   | FTC do not object to the principle of the development, and welcome the prospect of   |

|     |                               |   |              |                        |   |                             |   |
|-----|-------------------------------|---|--------------|------------------------|---|-----------------------------|---|
|     |                               | Somerset,<br>BA11 1AR                             |              |                        | 1 studio, with associated works   |                             | this building being brought back into use. However, the following should be resolved prior to a decision being made:<br>(1) Bin/recycling storage space appears to be inadequate for 6 flats.<br>(2) We would prefer to see a solution for cycle storage on the ground floor.<br>(3) Lease agreements must inform tenants of potential noise disturbance from adjoining town centre venues.<br>We also note that a number of the dwellings are smaller than as recommended in the Nationally Described Space Standards. |
| 917 | <a href="#">2026/0666/LBC</a> | 3A The Bridge,<br>Frome,<br>Somerset,<br>BA11 1AR | Market Ward  | Mr Peter Moore         | Change of Use of upper floors from Class E to C3 to introduce 5 one-bed flats and 1 studio, with associated works | Listed Building Consent     | See above   |
| 918 | <a href="#">2026/0689/TCA</a> | 31 Innox Hill,<br>Frome,<br>Somerset,<br>BA11 2LW | Innox Ward   | Andrew Davies          | Tree works including crown lift, limb removal, thinning, and re-pollarding  | Works/Felling Trees in a CA | No objection  |
| 919 | <a href="#">2026/0702/PAH</a> | 18 Foster Road, Frome,<br>Somerset,<br>BA11 1NZ   | Keyford Ward | Mr Kevin Martin        | Erection of a single storey rear extension (amended 21.04.2026)   | Prior Approval Householder  | No objection  |
| 920 | <a href="#">2026/0706/TCA</a> | 35 Somerset Road, Frome,<br>Somerset,<br>BA11 1HD | Park Ward    | Mrs Catherine Gellatly | Tree works including pruning and felling  | Works/Felling Trees in a CA | Objection. No reason for felling T2 given.  |

|     |                               |  |                   |                             |   |                            |  |
|-----|-------------------------------|--|-------------------|-----------------------------|---|----------------------------|--|
| 921 | <a href="#">2026/0708/HSE</a> | 3 Long Ground, Frome, Somerset, BA11 1PJ   | Keyford Ward      | T Mitchell                  | Erection of first floor rear extension  | Householder Application    | No objection subject to officer being satisfied that there will be no unacceptable impact to neighbouring amenity by overlooking.  |
| 922 | <a href="#">2026/0716/HSE</a> | 125 Rodden Road, Frome, Somerset, BA11 2AN | Berkley Down Ward | Eloise Staniforth           | Erection of single storey rear extension and rear dormer  | Householder Application    | No objection   |
| 923 | <a href="#">2026/0722/TPO</a> | Land Off Oakfield Road, Frome, Somerset    | Oakfield Ward     | Mr Samuel Lai               | Works to trees under TPO M384   | Works/Felling of TPO Trees | Expired  |
| 924 | <a href="#">2026/0772/HSE</a> | 85 Nunney Road, Frome, Somerset, BA11 4LF  | Oakfield Ward     | Peter & Annabelle Macfadyen | Remove existing two storey front extension & garage and replace with new two storey front extension | Householder Application    | No objection subject to conservation officer approval.   |
| 925 | <a href="#">2026/0773/FUL</a> | 4 Trinity Walk, Frome, Somerset, BA11 3DJ  | Market Ward       | Ms Karen Croker             | Replacement of all windows and rear door  | Full Application           | <p>No objection. While we recognise concerns for the character and appearance of the wider area, this dwelling is not within the conservation area and will have limited heritage impact.</p> <p>FTC must also take into account the increasing challenges of fuel poverty, rising energy costs, and the energy inefficiency of parts of the existing housing stock, together with the associated implications for health and wellbeing.</p> |

|     |                               |   |             |                    |   |                             |   |
|-----|-------------------------------|---|-------------|--------------------|---|-----------------------------|---|
|     |                               |   |             |                    |   |                             | While UPVC windows carry embedded carbon emissions and may not represent the optimal material choice in all circumstances, the proposal is likely to deliver improved thermal efficiency and reduced heat loss over the lifetime of the building. |
| 926 | <a href="#">2026/0774/TCA</a> | Car Park North Parade, Frome, Somerset, BA11 2AB                    | Market Ward | Mr Todd Morgan     | T25 Ash tree – fell   | Works/Felling Trees in a CA | Objection. No reason given for felling.   |
| 927 | <a href="#">2026/0780/TCA</a> | Holy Trinity Church Hall, Trinity Street, Frome, Somerset, BA11 3DE | Market Ward | Daniel Mancini     | Prunus cerasifera crown lift/reduce; Acer pseudoplatanus fell regrowth & eco plug stump | Works/Felling Trees in a CA | No objection  |
| 928 | <a href="#">2026/0788/FUL</a> | Flat 1 North End House, 14 Bridge Street, Frome, Somerset, BA11 1BB | Market Ward | Mr Donal McIlwaine | Retrospective approval for the erection of a timber structure                           | Full Application            | No objection  |