

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

Date: 25 June 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, Phillip Campagna, Andy Jones

In attendance:

Members of the public in person: 4

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	1 QUESTIONS, COMMENTS, AND INFORMATION FROM THE PUBLIC None	
2026/026P	2 APOLOGIES FOR ABSENCE Cllr Fiona Barrows Proposed by Cllr Steve Tanner seconded by Cllr Phillip Campagna, agreed unanimous.	
2026/027P	3 DECLARATION OF MEMBERS' INTERESTS None	
2026/028P	4 TO AGREE TO THE MINUTES OF THE MEETINGS HELD ON 14 May 2026. Proposed by Cllr Phillip Campagna, seconded by Cllr Steve Tanner, agreed unanimous.	
2026/029P	6 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED – APPENDIX 1 ID 941 – Proposed by Cllr Steve Tanner, seconded by Cllr Andy Jones, agreed unanimous ID 943 – Proposed by Cllr Andy Jones, seconded by Cllr Steve Tanner, agreed unanimous. ID 944 – No response was agreed at this time. ID 945 – No response was agreed at this time. ID 946 – No response was agreed at this time. ID 948 – Proposed by Cllr Steve Tanner, seconded by Cllr Mark Dorrington, agreed unanimous ID 949 – Proposed by Cllr Mark Dorrington, seconded by Cllr Andy Jones, 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 Owen King, Planning and Development Project Officer, sent round to Councillors prior to the meeting. Proposed by Cllr Andy Jones. seconded by Cllr Steve Tanner, agreed unanimous.	
2026/030P	7 DATE OF NEXT MEETING 16 July 2026, 7 p.m.	

The Chair closed the meeting at 9.45 pm.

DRAFT

ID	SC Reference	Address	Ward	Applicant	Description	Type	Consultation Response
941	2026/0899/LBC	19 And 20 Bath Street, Frome, Somerset, BA11 1DJ	Market Ward	Mr Walters	Proposed Renovations & Alterations to Fenestration, Internal & External of Building	Listed Building Consent	Support. Frome Town Council supports this application as a positive investment in a town centre building and restoration of heritage features.
942	2026/0938/TCA	8 New Buildings, Frome, Somerset, BA11 1PB	Keyford Ward	Ms Rachel Hamilton	Magnolia (1) - Reduce overall canopy by max 20%.	Works/Felling Trees in a CA	No objection
943	2026/0968/FUL	The Old Printing Works, Selwood Road, Frome, Somerset, BA11 3JS	Market Ward	Karen Croker	Retrospective application for the replacement of a timber door with uPVC door (date of installation unknown)	Full Application	Objection. This proposal would cause significant harm to the character and setting of the conservation area. Frome Town Council fully supports and reiterates the comments of the Civic Society.
944	2026/0980/FUL	24 Market Place, Frome, Somerset, BA11 1AJ	Market Ward	Mr J Gjabri	Raise existing structure & provide four flats reinstating property to its former state	Full Application	Deferred. FTC do not object to the principle of the development. However, we feel it necessary to defer our decision subject to further consideration of the design and provision of more detailed plans. Concerns were raised as to how the design and materials of the proposed building will fit in with the immediate setting and wider townscape. In particular, we would reiterate the comments of the Civic Society regarding

							retention of the parapet and pediments to the facade at 1st floor level. The eaves and pitched roof design also appears incongruous with the neighbouring parapet detail at roof level.
945	2026/0994/TCA	14 Nunney Road Frome Somerset BA11 4LA	Oakfield Ward	Mr Will Gray	T1 - Apple - Fell. T2 - Bay - Fell. T3 - Holly - Fell. T4 - Cherry - Pollard by 4m to approx. 2m high.. T5 - Silver Birch, pollard by 5m to approx. 2m high. T6 - Red Beech, pollard by 5m to approx. 2m high. T7 - Elder pollard by 3m to approx. 2m high. T8 - Plum - Fell. T9 - Pine - Fell. T10 - Unknown Stump - Remove stump entirely. T11 - Plum - Fell. T12 - Holly - Fell. T13 - Silver Birch- Fell. T14 - Eucalyptus - Fell.	Works/Felling Trees in a CA	Objection. No reason given for fellings. The tree officer should review the application to determine whether TPOs are appropriate.
946	2026/1018/TCA	28 New Buildings, Frome, Somerset, BA11 1PB	Keyford Ward	Chris Waller	T1 - Pear - Fell. T2 - T3 Apple - Fell	Works/Felling Trees in a CA	Objection. No reason given for fellings. The tree officer should review the application to determine whether TPOs are appropriate.
947	2026/1049/TCA	The Old Presbytery, 2 Westend Court,	Market Ward	Mr Julian Haines	T5 - Scots Pine - Fell & replace with suitable evergreen	Works/Felling Trees in a CA	No objection

		Frome, Somerset, BA11 1ET					
948	2026/1051/FUL	Land Adjacent To The Retreat, Frome, Somerset	Keyford Ward	Family SS Ltd / Mr & Mrs B Sutton	Conversion of commercial studio to 2 live-work units + 1 residential unit with associated works	Full Application	Objection. No evidence provided that the development has been marketed for 10-12 months prior to change from commercial to residential space.
949	2026/1070/FUL	Upper Leys, Leys Lane, Frome, Somerset, BA11 2JX	College Ward	NSJ Dove and SV Summers	Erection of 1 No. 3 bedroom self-build dwelling	Full Application	No objection
950	2026/1078/TCA	Land at 377766 148400, Welshmill Road, Frome, Somerset	Innox Ward	Mr Rob Holden	863 - Wild Cherry - Dismantle and fell	Works/Felling Trees in a CA	No objection
951	2026/1104/CLP	29 Providence Court, Frome, Somerset, BA11 1FS	Keyford Ward	Mr Adam Winpenny	Application for a proposed lawful development certificate for a loft conversion including rooflights	Certificate of Lawful Proposed Use	No objection