

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

Date: 27 August 2026

Time: 7.00pm

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

Present:

Frome Town Planning Committee Councillors: Steve Tanner, Andy Jones, Mark Dorrington

In attendance:

Members of the public in person: 6

Somerset Councillors in person: 0

Members of the public on Zoom: 3

Somerset Councillors on Zoom: 1

Jane Llewellyn, Planning and Development Manager, Acting Deputy Clerk

Becca Evans, Business Administrator

Table 1 – Agenda items

Minute Ref	Agenda Item	Action
2026/046P	1 QUESTIONS, COMMENTS, AND INFORMATION FROM THE PUBLIC None	
2026/047P	2 APOLOGIES FOR ABSENCE Cllr Fiona Barrows, Cllr Polly Lamb, Cllr Phillip Campanga Proposed by Cllr Andy Jones seconded by Cllr Steve Tanner, agreed unanimous.	
2026/048P	3 DECLARATION OF MEMBERS' INTERESTS None	
2026/049P	4 TO AGREE TO THE MINUTES OF THE MEETINGS HELD ON 6 August 2026. Proposed by Cllr Andy Jones, seconded by Cllr Steve Tanner, agreed unanimous.	
2026/044P	5 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED – APPENDIX 1 ID 979 – Proposed by Cllr Steve Tanner, seconded by Cllr Andy Jones, agreed unanimous ID 981 – Proposed by Cllr Andy Jones, seconded by Cllr Steve Tanner, agreed unanimous. ID 983 – Proposed by Cllr Steve Tanner, seconded by Cllr Mark Dorrington, agreed unanimous. ID 984 – Proposed by Cllr Mark Dorrington, seconded by Cllr Steve Tanner, agreed unanimous. ID 986 – Proposed by Cllr Steve Tanner, seconded by Cllr Andy Jones, agreed unanimous. ID 988 – Proposed by Cllr Steve Tanner, 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 Jane Llewellyn, Planning and Development Manager, sent round to Councillors prior to the meeting. Proposed by Cllr Andy Jones, seconded by Cllr Steve Tanner, agreed unanimous.	
2026/045P	6 DATE OF NEXT MEETING 17 September 2026, 7 p.m.	

The Chair closed the meeting at 8.01 pm.

ID	SC Reference	Address	Ward	Applicant	Description	Type	Consultation Response
976	2026/1355/HSE	1 Newington Terrace, Butts Hill, Frome, Somerset, BA11 1HN	Highpoint Ward	S Mullins	Demolish Existing Conservatory and Erection of a single storey rear extension.	Householder Application	No objection
977	2026/1350/FUL	2, 6, 14 and 45 Ecos Court, Frome, Somerset, BA11 1HZ	Park Ward	Ms K Croker	Proposed External Fabric replacement like-for-like & Energy Efficiency Upgrade to the building.	Full Application	Fully support the proposals
978	2026/1351/LBC	2, 6, 14 and 45 Ecos Court, Frome, Somerset, BA11 1HZ	Park Ward	Ms K Croker	Proposed External Fabric replacement like-for-like & Energy Efficiency Upgrade to the building.	Listed Building Consent	Fully support the proposals
979	2026/1468/HSE	9 Foster Road, Frome, Somerset, BA11 1NU	Keyford Ward	Mrs Heather Dawe	Demolition of existing rear extension & rear garage. Erection of rear single storey extension with flat roof. Addition of 2 x rooflights to rear above kitchen & living room. Replace existing front flat roof. Replace existing PVC windows and doors with aluminium.	Householder Application	No objection, if possible the concerns of the neighbours regarding privacy should be addressed
980	2026/1475/CLP	19 Holly Court, Frome,	College Ward	Mr Muniandy	Application for a proposed lawful development certificate for the erection	Certificate of Proposed Use/Development	No comment

		Somerset, BA11 2SQ			of a glazed conservatory on rear elevation.		
981	2026/1477/ADV	21 Market Place, Frome, Somerset, BA11 1AN	Market Ward	Mr Chris Page	Internally illuminated Travel Co-op fascia signage, non illuminated Travel Co-op projecting sign, printed vinyl window graphics and display of one internally illuminated 55- inch digital LCD advertisement display screen.	Application to Display Adverts	Objection - Whilst we want to support existing businesses in the town, we can not support this application. We reiterate the comments of the Civic Society - "No 21 is a listed building so any change requires Listed Building Consent. It is also within the Frome Conservation Area where only externally illuminated signs are permitted. See the Mendip Shopfront Guide which was endorsed as a material planning consideration in 2013. This relates to 'the external appearance of retail premises within historic area in the Mendip District'. Para 5.58 states that internally illuminated signs will be resisted". We are also concerned that the LCD advertisement will be a distraction to drivers.
982	2026/1480/CLP	37 Westover, Frome, Somerset, BA11 4ET	Park Ward	Mr L Cornish	Demolition of existing single-storey extension porch and erection of utility room with mono- pitched roof.	Certificate of Proposed Use/Development	No comment

983	2026/1483/HSE	The Lodge, Rowden House, 2 Vallis Road, Frome, Somerset, BA11 3EA	Market Ward	Mr Jonathan Lloyd- James	Retrospective application for the demolition of garage and outbuildings, replace with single storey extension, construction of double carport with home office above, removal of porch and conservatory. Construction of new access and parking, blocking off existing access. Part removal of concrete roof tiles, replace with clay roof tiles, installation of conservation roof lights to existing roof. Reinstating window in doorway. Installation of three logburners and flues.	Householder Application	No objection subject to the Conservation Officer being satisfied
984	2026/1484/LBC	The Lodge, Rowden House, 2 Vallis Road, Frome, Somerset, BA11 3EA	Market Ward	Mr Jonathan Lloyd- James	Retrospective application for the demolition of garage and outbuildings, replace with single storey extension, construction of double carport with home office above, removal of porch and conservatory. Construction of new access and parking, blocking off existing access. Part removal of concrete roof tiles, replace with clay roof tiles, installation of conservation	Listed Building Consent	No objection subject to the Conservation Officer being satisfied

					roof lights to existing roof. Reinstating window in doorway. Installation of three logburners and flues.		
985	2026/1505/TCA	13 Long Ground, Frome, Somerset, BA11 1PJ	Keyford Ward	Mr C Pig	T1 - Elder Tree - Removal	Works/Felling Trees in a CA	No objection
986	2026/1558/FUL	34 Rodden Road, Frome, Somerset, BA11 2AE	Berkley Down Ward	Ms G Symonds	Proposed erection of a 3 bedroom 2-storey dwelling house, including access and parking.	Full Application	No objection
987	2026/1563/TCA	St Johns Cottage, Church Steps, Frome, Somerset, BA11 1PL	Market Ward	Mr P Connew	T1 Portuguese Laurel - Reduction	Works/Felling Trees in a CA	No objection
988	2026/1574/VRC	58 Beechwood Avenue, Frome, Somerset, BA11 2AY	Berkley Down Ward	Cos Jaupaj	Variation of condition 2 (plans list) on consent 2025/0315/FUL (Proposed 2 bedroom detached self-build dwelling).	Variation or Removal of Conditions	Objection - We fully support and reiterate the comments of the Civic Society - "this should not have been accepted as a Variation because (a) the additional height and massive dormer structure amount to substantial/fundamental plan modifications resulting in a 3-storey building and (b) the increase from 2 to 3 bedrooms will require a change of

						description. Para 17a-001-20140306 of the National Guidance states that a Variation application cannot be used under either of these circumstances. Furthermore, as the roof structure and dormer have already been constructed, this should be a full HSE retrospective planning application. In respect of the proposal itself the additional ridge height is unacceptable in the street scene, exceeding the height of the two-storey property to the west as well as the bungalow to the east. The additional height to the rear will overbear on neighbouring gardens and the large dormer will result in substantial overlooking to those gardens as can be seen in what has already been constructed. The argument that the proposal would be achievable through permitted development is invalid because permitted development rights do not (a) permit the addition of storeys of recently built houses or (b) permit developments that would exceed the height of the highest part of the existing roof. This application should never
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							have been validated and should be refused. Furthermore the enforcement team, which is already involved, should now insist that the development follows the approved plans". In addition the development to the adjacent bungalow should also be taken into account.
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