

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

Date: 6 August 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, Andy Jones

In attendance:

Members of the public in person: 1

Somerset Councillors in person: 0

Members of the public on Zoom: 0

Somerset Councillors on Zoom: 0

Jane Llewellyn, Planning and Development Manager, Acting Deputy Clerk

Table 1 – Agenda items

Minute Ref	Agenda Item	Action
2026/039P	1 QUESTIONS, COMMENTS, AND INFORMATION FROM THE PUBLIC None	
2026/040P	2 APOLOGIES FOR ABSENCE Cllr Fiona Barrows, Cllr Mark Dorrington, Cllr Phillip Campanga Proposed by Cllr Andy Jones seconded by Cllr Polly Lamb, agreed unanimous.	
2026/041P	3 DECLARATION OF MEMBERS' INTERESTS Cllr Andy Jones declared a non-registerable interest in respect to ID 958 as the applicant is a personal acquaintance and did not take part in the discussion on this matter.	
2026/042P	4 TO AGREE TO THE MINUTES OF THE MEETINGS HELD ON 14 May 2026. Proposed by Cllr Andy Jones, seconded by Cllr Phillip Campagna, agreed unanimous.	
2026/043P	6 TO DISCUSS A RESPONSE TO SOMERSET COUNCIL'S SCOPING CONSULTATION ON THE NEW LOCAL PLAN. Agreed to delegate responsibility for responding to the above to Jane Llewellyn, Planning and Development Manager, and Steve Tanner, Chair - proposed by Cllr Andy Jones, seconded by Cllr Steve Tanner, agreed unanimous.	

Minute Ref	Agenda Item	Action
2026/044P	7 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED – APPENDIX 1 ID 962 – Proposed by Cllr Steve Tanner, seconded by Cllr Polly Lamb, agreed unanimous ID 963 – Proposed by Cllr Andy Jones, seconded by Cllr Steve Tanner, agreed unanimous. ID 964 – Proposed by Cllr Steve Tanner, seconded by Cllr Andy Jones, agreed unanimous. ID 965 – Proposed by Cllr Polly Lamb, seconded by Cllr Steve Tanner, agreed unanimous. ID 966 – Proposed by Cllr Polly Lamb, seconded by Cllr Andy Jones, agreed unanimous. ID 969 – Proposed by Cllr Steve Tanner, seconded by Cllr Andy Jones, agreed unanimous. ID 970 – Proposed by Cllr Steve Tanner, seconded by Cllr Andy Jones, agreed unanimous. ID 974 – Proposed by Cllr Polly Lamb, seconded by Cllr Steve Tanner, 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	7 DATE OF NEXT MEETING 27 August 2026, 7 p.m.	

The Chair closed the meeting at 8.15 pm.

ID	SC Reference	Address	Ward	Applicant	Description	Type	Consultation Response
961	026/0354/FUL	58 Castle Street, Frome, Somerset, BA11 3DY	Market Ward	Croker	All windows to be replaced with new timber double-glazed casement windows to match the existing (Note: revised plans and description of development specifying timber windows agreed June/July 2026)	Full Application	No Objection
962	2026/0980/FUL	24 Market Place, Frome, Somerset, BA11 1AJ	Market Ward	Mr J Gjabri	Raise existing structure & provide five flats over three floors, reinstating property to its former state	Full Application	Holding reply - We have no objection to the additional storeys, but details of the extraction unit for the restaurant need to be provided and a solution for the internal storage of the commercial waste bins. As noted by the Civic Society the Conservation Officer needs to be involved in determining this application as the choice of materials in the Conservation area is crucial. We would welcome the opportunity to discuss the plans again once additional details are provided
963	2026/1297/HSE	Packsaddle House, Leys Lane, Frome, Somerset, BA11 2JX	College Ward	Mr & Mrs A & S Gardiner	Refurbishment and remodelling of the existing dwelling, including a first-floor extension over the existing garage	Householder Application	No objection and we welcome the energy-efficiency improvements

964	2026/1316/FUL	St Johns Cottage, Church Steps, Frome, Somerset, BA11 1PL	Market Ward	PCC of St John the Baptist	Reinstate new metal railings, stone walling & copings to Grade II listed stone screen.	Full Application	No objection
965	2026/1350/FUL	1 Ecos Court, Frome, Somerset, BA11 1HY	Park Ward	Ms Karen Croker	Proposed External Fabric replacement like-for-like & Energy Efficiency Upgrade to the building.	Full Application	Fully support the proposals
966	2026/1351/LBC	1 Ecos Court, Frome, Somerset, BA11 1HY	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
967	2026/1352/CLP	30 Packsaddle Way, Frome, Somerset, BA11 2SU	College Ward	Mr Hain	Certificate of lawfulness of proposed development of erecting single storey rear extension.	Certificate of Proposed Use/Development	No objection
968	2026/1353/HSE	6 Waverley Close, Frome, Somerset, BA11 2EU	Berkley Down Ward	Mr and Mrs Fyall	The removal of a porch and the erection of a single storey extension to the property.	Householder Application	No objection
969	2026/1354/FUL	Land at 378111 149176, Tankeys Close, Frome, Somerset	College Ward	Mr York	Erection of a single dwelling with an associated vehicular access, parking and turning	Full Application	No objection

970	2026/1362/LBC	8 Market Place, Frome, Somerset, BA11 1AB	Market Ward	Nationwide Building Society	Installation of combined defibrillator and bleed kit cabinet to external wall of Nationwide Building Society branch.	Listed Building Consent	Fully support the proposals
971	2026/1377/ADV	Restaurant Wessex Fields, Marston Road, Frome, Somerset	Highpoint Ward	Not Available	Display of 3 No. internally illuminated fascia signs on north-east and north-west elevations of the building.	Application to Display Adverts	No objection
972	2026/1383/HSE	33 Mendip Drive, Frome, Somerset, BA11 2HT	College Ward	Mrs Amy Pearson	Single storey rear extension	Householder Application	No objection
973	2026/1403/TCA	Garden House, 30 Fromefield, Frome, Somerset, BA11 2HE	College Ward	Lesley Strickland	T1 - Magnolia - Reduce crown spread on sides by 1m. T2 - Tulip - Crown reduction by 2m. T3 - Fell dead Magnolia	Works/Felling Trees in a CA	No objection
974	2026/1423/FUL	Keyford Farm House, Little Keyford Lane, Frome, Somerset, BA11 5BG	Highpoint Ward	Mr P Roberts for Curo Enterprise Ltd	Change of use of existing residential annexe to form a separate dwellinghouse (use class C3), including the subdivision of the existing residential planning unit and formation of a separate residential curtilage, with no external alterations.	Full Application	Further detail needs to be provided as the drawings do not appear to show the proposed layout

975	2026/1442/TPO	113 Leys Lane, Frome, Somerset, BA11 2JS	College Ward	Christian Moore	Holm oak - pruning bushy growth at the base of the tree to allow space on the boundary (M1367).	Works/Felling of TPO Trees	No objection
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