

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

Date: 8 October 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, Phillip Campagna, Mark Dorrington

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: 1

Jane Llewellyn, Planning and Development Manager, Acting Deputy Clerk

Owen King, Planning and Development Project Officer

Noah Hardy, Tech Support Steward

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 Proposed by Cllr Andy Jones seconded by Cllr Polly Lamb, agreed unanimous.	
2026/048P	3 DECLARATION OF MEMBERS' INTERESTS Cllr Mark Dorrington declared a personal interest in respect to items 1017 and 1018 and did not take part in the discussion or vote on both applications.	
2026/049P	4 TO AGREE TO THE MINUTES OF THE MEETINGS HELD ON 27 August 2026. Proposed by Cllr Steve Tanner, seconded by Cllr Phillip Campagna, agreed unanimous.	

Minute Ref	Agenda Item	Action
2026/050P	<p>5 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED – APPENDIX 1</p> <p>ID 1007 – Proposed by Cllr Polly Lamb, seconded by Cllr Steve Tanner, agreed unanimous.</p> <p>ID 1008 – Not discussed, decision already issued by Somerset Council</p> <p>ID 1009 – Proposed by Cllr Andy Jones, seconded by Cllr Mark Dorrington, agreed unanimous.</p> <p>ID 1010 – Proposed by Cllr Andy Jones, seconded by Cllr Steve Tanner, agreed unanimous.</p> <p>ID 1011 – Proposed by Cllr Steve Tanner, seconded by Cllr Andy Jones, agreed unanimous.</p> <p>ID 1013 – Proposed by Cllr Polly Lamb, seconded by Cllr Andy Jones, agreed unanimous.</p> <p>ID 1015 – Proposed by Cllr Steve Tanner, seconded by Cllr Andy Jones, agreed unanimous.</p> <p>ID 1017 – Proposed by Cllr Steve Tanner, seconded by Cllr Andy Jones, agreed majority.</p> <p>ID 1018 – Proposed by Cllr Steve Tanner, seconded by Cllr Andy Jones, agreed majority.</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. Proposed by Cllr Phillip Campagna. seconded by Cllr Polly Lamb, agreed unanimous.</p>	
2026/051P	<p>6 DATE OF NEXT MEETING</p> <p>19 November 2026, 7 p.m.</p>	

The Chair closed the meeting at 8.05 pm.

ID	SC Reference	Address	Ward	Applicant	Description	Type	Consultation Response
1007	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	Objection. While we do not object to the principle of the development, we find the design and materials proposed to be inappropriate for a heritage building in this setting. In particular, the first and second floor elevations should be stonework and not render; the mansard roof design conflicts with adjacent buildings; there is a lack of sustainability features specified; and there is no provision for commercial waste in an area where waste storage is already a problem.
1008	2026/1423/FUL	Keyford Farm House Little Keyford Lane Frome Somerset BA11 5BG	Keyford 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 (amended layout drawings received 16.09.2026)	Full Application	None - application approved 8/10/26
1009	2026/1673/HSE	48 Oakfield Road Frome Somerset BA11 4JE	Oakfield Ward	Mr A Smith	Demolition of existing single-storey rear extensions with erection of	Householder Application	No objection

					a two-storey rear extension.		
1010	2026/1711/ADV	6 Rawlings Mill South Parade Frome Somerset BA11 1ES	Market Ward	Jack Clink	Installation of one non-illuminated wall mounted advertising board containing interchangeable advertisements for local businesses.	Application to Display Adverts	Objection. We support and reiterate the comments of the Frome Civic Society that an advertising board would harm heritage assets in the Conservation Area, and could risk pedestrian safety by distracting drivers approaching the nearby zebra crossing.
1011	2026/1736/HSE	35 Marston Lane Frome Somerset BA11 4DR	Park Ward	Mr And Mrs Parkhurst	Demolish existing porch. Erect a new porch, formalise attic room to a habitable bedroom, demolish existing extension and erect a new single storey extension.	Householder Application	No objection subject to the case officer being satisfied that the rear extension would not be overbearing on the garden of the property to the north.
1012	2026/1738/TCA	44B Portway Frome Somerset BA11 1QR	Keyford Ward	Ruth	T1- Bay - Removal at ground level.	Works/Felling Trees in a CA	No objection
1013	2026/1746/TCA	82 Oakfield Road Frome Somerset BA11 4JH	Oakfield Ward	Mrs S Mccoll	T1 - Willow - Crown Reduction, T2 - Ash - Crown Reduction, T3 - Conifer - Remove	Works/Felling Trees in a CA	No objection
1014	2026/1760/TPO	42 Broadway Frome Somerset BA11 3HA	Oakfield Ward	N Windell	T1 - Weeping Willow (M1162) - Reduction by 1-2m & approx 3-4m of dead limb to be removed to preserve tree health.	Works/Felling of TPO Trees	No objection

1015	2026/1770/HSE	61 Critchill Road Frome Somerset BA11 4HF	Park Ward	J Doyne-Ditmas	Rear extension & roof alterations to existing single storey garage	Householder Application	No objection
1016	2026/1800/FUL	Unit 4 To 5 Wessex Distribution Centre Marston Trading Estate Manor Furlong Frome Somerset BA11 4RJ	Keyford Ward	Mr P. Dodd	Proposed first floor windows and new canopy to North-West elevation	Full Application	No objection
1017	2026/1827/FUL	5 Tankeys Close Frome Somerset BA11 2JQ	College Ward	Mrs T Musselwhite	Change of use of undesignated land to use as a ancillary garden use.	Full Application	No objection. Based on the information available, we find no reason to object to this application from a planning perspective.
1018	2026/1831/FUL	51 Mendip Drive Frome Somerset BA11 2HT	College Ward	Mr D Cresswell	Change of use of non designated land to residential garden associated with 51 Mendip Drive, Frome.	Full Application	No objection. Based on the information available, we find no reason to object to this application from a planning perspective.
1019	2026/1864/HSE	8 White Horse Drive Frome Somerset BA11 2DA	Berkley Down Ward	M Pierce	Erection of single storey rear extension.	Householder Application	No objection
1020	2026/1892/TCA	Kenwith Fromefield Frome	College Ward	Aspris	G1 - Laurel - Coppice, G2 - Bay Laurel - Coppice, G3 -	Works/Felling Trees in a CA	No objection

		Somerset BA11 2HA			Laurel - Coppice, T1- Lime- Reduce Canopy.		
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