

## **Notes of an informal consultative meeting of the Planning Committee held virtually (online) via Zoom on 24<sup>th</sup> August 2021 at 7.30pm**

*A video-recording of this meeting has been posted on Bruton Town Council's Youtube channel and can be seen via this link: <https://www.youtube.com/watch?v=zZqPdDfXFag>*

**Present:** Councillors Karen Baker, Fradley & Jones

**In the Chair:** Councillor Fradley

**In attendance:** The Assistant Clerk

### **1. Election of Chairman**

It was noted that the previous Chairman of the Committee had resigned from the Council.

**Members voted 5-0-0 [For-against-abstain] to appoint Councillor Fradley to chair the informal meeting of the Committee.**

### **2. Declarations of Interest**

No members had any interests to declare.

### **3. Apologies for Absence**

Apologies had been received from Councillors Abi Baker and Brownlow.

### **4. New planning applications**

Committee members discussed the following applications and Council officers will take their views into account before making recommendations to the Local Planning Authority on behalf of the Council under delegated authority.

- i. 21/02369/HOU Dunsaney House, Cole Road, Bruton, Somerset BA10 0BX** The erection of a ground floor infill extension, loft conversion to include dormer works, replacement windows throughout, internal and external alterations.  
Members of the Committee had visited the site and were greatly impressed with the obvious care and thought which had gone into the design of the proposed alterations which they felt would enhance the quality of the house while respecting its character and history.  
**Members voted 3-0-0 to recommend approval of the application.**
- ii. 21/02557/DOC1 Land and Buildings at Tolbury Lane, Bruton, Somerset BA10 0DQ** Discharge of conditions No. 04 (F- external windows and doors), (H-rooflights), (I- balconies and railings) and No.05 (external lighting) of planning application 18/01843/FUL allowed at Appeal (APP/R3325/W/19/3226071 27.06.2019)  
**Members voted 3-0-0 that they have no objections to the application.**
- iii. 21/02407/COL The Aviaries, Redlynch Road, Bruton, Somerset BA9 8JD** Certificate of Lawfulness Application for Existing building works for the Demolition of agricultural buildings pursuant to planning permission 12/01312/FUL to initiate a commencement of development and lawful implementation of this planning permission.  
**Members voted 3-0-0 that they have no objections to the application.**

- iv. **21/01342/LBC Redlynch Park, 5 Redlynch House, Redlynch Road, Pitcombe, Bruton BA10 0NH** Refurbishment of the 1st and 2nd floors to reinstate the original footprint of the spacious rooms (echoing the ground floor apartment) to include removal of boxed in pipe work, removal of 2 stud walls, removal of new fireplaces and new doorways - RETROSPECTIVE.

It was noted that a decision on this application had been deferred from a previous meeting pending advice from the South Somerset District Council (SSDC) Conservation Officer., Unfortunately this advice is still being awaited so a decision has been deferred again.

## 5. Previous planning applications – update

- i. **21/01741/S73A 75 High Street, Bruton BA10 0AL** Demolition of rear single storey extension with flat roof and erection of a new 2 storey extension and single storey lean-to to the rear with internal alterations and creation of annexe and studio above the existing garage (Application to vary condition 2 (approved plans) of planning approval 19/00412/HOU to change windows to house to double glazed with aluminium frames. Alterations to studio material elevations and internal layout to accommodate changes in technical design).

Following an informal meeting of the Planning Committee on 3<sup>rd</sup> August, a site meeting on 13<sup>th</sup> August and further consultations with Committee members, the Assistant Clerk made recommendations to the Local Planning Authority (SSDC) as follows:

*Under powers delegated to me by Bruton Town Council Business Continuity Motion 19/71 of 21st March 2020 and after consulting members of the Council's Planning Committee I have been asked to respond to these revised plans on behalf of Bruton Town Council.*

*It is a matter of record that in 2019 the Two Council Planning Committee recommended approval of the original (subsequently permitted) application 19/00412/HOU, and in July 2021 after consulting Committee members I recommended approval of an earlier version of the current application (21/01741/S73A). After consulting members of the Committee again and visiting the site I am persuaded that the revised plans mitigate one of the major concerns expressed by residents of the neighbouring properties, viz. the possible recreational use of the proposed sedum roof, and since approval of the S73A application has already been recommended I can also recommend APPROVAL of this latest revision.*

*However on behalf of the Town Council and members of the public I have to express concern about the plans accompanying the application. They are very numerous and the way they are labelled makes them difficult to follow. For example the 2019 application includes five plans labelled simply Elevations while the 2021 (S73A) application has one Elevations, one Proposed elevations, two Studio elevations, and three House elevations. They are in three dated series (24th June, 26th July and 3rd August) which helps navigation but underscores the complexity of the consultation, since all three series have to be compared with the original 2019 series. The plans themselves are not very clear, few of them show Existing & Proposed on the same sheet (to aid comparison), and the measurements and dimensions are far from obvious. The plans are doubtless readily comprehensible by specialists but for ordinary Councillors and members of the public they are difficult to follow. An exception is the artist's impression on p.7 of the 2019 Planning and Access Statement which gives a very clear impression of the proposal as originally conceived. It is a great pity that the 2021 Planning Statement does not include equivalent drawings because they would make it much easier for councillors and members of the public to understand and compare the two sets of proposals. It would be*

appreciated if the LPA could encourage applicants to submit plans and drawings that are sufficiently clear and easy to follow for ordinary members of the public to understand.

Residents of neighbouring properties have contacted members of the Planning Committee to express a number of other concerns relating to this application and the LPA may wish to consider these:

1. The proposed studio will overlook neighbouring properties, most particularly the adjacent back yards and the first-floor bedrooms on the other side of the High Street, and intrude upon gardens at the back and to the side of the studio.
2. The approved application (19/00412/HOU) involved building on top of the existing single garage, leaving the tree beside it in situ, but in the amended proposals (21/01741/S73A) the footprint of the development has increased substantially, with the original single garage replaced by a new double garage, and as a result the tree has to go. Because of Bruton's topography and density of housing there is virtually no green space in the High Street, and removing a mature Scots pine in the heart of the Conservation Area would be a retrograde step.
3. The Scots pine in question forms an integral element in the ecology of a tiny wildlife oasis with resident bats in the middle of a Conservation Area, and a proper ecological survey is needed to show that its removal would not harm the ecology or biodiversity of the area.
4. The proposed aluminium window is not in keeping with the Conservation Area. There are inappropriate windows in other High Street properties but new developments should promote good practice rather than reinforcing bad practice.

**ii. 2101965/HOU 8 Wellesley Green, Bruton BA10 0DU** Reinstatement of an existing opening in the boundary garden wall to create a garden gate access from the garden onto the adjacent public footpath. Repair/renewal of existing wall adjacent to the opening & erection of stone pillars/piers to facilitate the hanging of the new 1800mm high hardwood gate. **Permitted**

**iii. 21/01633/HOU Villa Larum, 21 Cuckoo Hill, Bruton BA10 0AF** Construction of a low brick/stone wall with iron fence work mounted above to the front and side boundaries of the dwelling, the front walls to include planters. **Permitted**

**iv. 21/01093/HOU Cornbrash, Redlynch Road, Pitcombe, Bruton BA10 0NH.** Internal works and a two-storey extension to include ground floor annexe and first floor bedroom. **Withdrawn**

## **6. Outdoor Playing Space, Sport and Recreation Planning Obligations**

Members discussed and considered proposed contributions relating to the proposed development of Land North of Brewham Road (20/02297/OUT).

**Members voted 3-0-0 to endorse the proposed contributions relating to the proposed development of Land North of Brewham Road (20/02297/OUT)**

**Patrick Pender-Cudlip**  
**Assistant Clerk**