

**DRAFT Minutes of a meeting of the Planning and Consultation  
Response Committee held in the Community Office on 5<sup>th</sup> July 2022**

**Present:** Councillors Grahame Baker, Buckland, Fradley, Jones, Robinson and Wilson  
**In the Chair:** Councillor Fradley  
**In attendance:** The Deputy Clerk  
7 members of the public

**1. Declarations of Interest**

None

**2. Apologies for Absence**

Apologies had been received from Councillor Abi Baker.

**3. Previous meeting**

**It was RESOLVED 6-0-0 [for-against-abstain] that the minutes of the Committee meeting of 25<sup>th</sup> May 2022 is an accurate account of the meeting.**

**4. Planning applications**

Committee members discussed the following applications and made recommendations to the Local Planning Authority (LPA) on behalf of the Council:

- i. 22/01492/S73 Denhams, Higher Backway, Bruton, Somerset BA10 0DW**  
Application to vary condition 2 (approved plans) of approval 21/01419/HOU for single storey rear extension, to allow change in design to reduce the scope of work.  
Councillors noted that the proposed development was modest in comparison to the original proposals which were supported by the Council and had gained LPA approval.

**It was RESOLVED 6-0-0 to recommend APPROVAL of the application**

- ii. 22/01274/FUL Land to the rear of The Cottage, Higher Backway, Bruton**  
Erection of a two-bedroom detached dwelling to include a small home office, small garden and terrace and a single parking bay.

The Chair explained that three Committee members had visited the site earlier in the day and talked to the applicant and her architect as well as to the owners of a neighbouring property who had objected to the proposals. The two parties were at the meeting and agreed to help the Committee by explaining their (respective) proposals and concerns.

Points made by the applicant and architect include the following:

- The applicant has lived in Bruton since 1997, and having brought up her family in the town she is about to retire and hopes to move into a smaller house. This would enable close family members to move out of their costly rented accommodation in Bruton and into the family home.

- The proposed design respects the stipulations of the Bruton Conservation Area: there was a building stood on the site previously within human memory, there are other properties nearby feature timber cladding and metal roofs similar to those of the proposed dwelling, and the layout of the proposed development preserves the old stone wall on the perimeter and the birch tree on the site.
- The design and layout of the proposed dwelling is predicated on the reasonable assumption that the owners of a neighbouring property would be building an extension which had gained LPA approval, but very recently the applicant was informed that their neighbours had changed their plans.
- The proposed design seeks to minimise any loss of light and loss of privacy that might have an impact on the neighbouring property.

Points opposing the application made by owners of a neighbouring property include the following:

- The plans are inaccurate because they do not portray the neighbouring property as it is, only as it would become had the planned extension been going ahead.
- The proposed development would materially compromise the privacy and natural light of the neighbouring property.
- The proposed development would block access to the gable end of the neighbouring property and make necessary maintenance impossible.
- The application gives no details of measures to protect the birch tree from possibly irreparable damage.

Members accepted that although the proposed dwelling would occupy a prominent position its scale and design would be in keeping with the Conservation Area. On the other hand they considered that its position and mass were such that it would overshadow the neighbouring property, compromising the privacy and right to light of the neighbours. Members also agreed on the importance of specific measures to prevent damage to the birch tree and to the neighbouring property.

**It was RESOLVED 4-0-2 NOT TO SUPPORT the application because the proposed development would adversely affect the residential amenity of the neighbouring property through the loss of light and privacy.**

**iii. 22/01604/HOU 81 High Street, Bruton, Somerset BA10 0AL**

Proposed single storey rear extension

The applicant who was at the meeting explained the thinking behind various elements of the proposed extension.

**It was RESOLVED 6-0-0 to recommend APPROVAL of the application**

**iv. 22/01810/HOU 12 Townsend Close, Bruton, Somerset BA10 0HD**

Single Storey flat roofed rear extension and an extension bay to the first-floor rear bedroom.

Members who are familiar with the site noted that there is plenty of space for the proposed extension and that it would not overlook neighbouring properties.

**It was RESOLVED 6-0-0 to recommend APPROVAL of the application**

**5. Brief reports and updates, for information only**

**Previous planning application:**

- i. 22/00866/FUL Land South of Higher Backway, Bruton, Somerset**  
Demolition of single stone wall (incl. chimney breast) of derelict building. **PERMITTED**
- ii. 22/01415/HDG Land OS 3900 Discove Lane, Bruton, Somerset** Application to remove 21 metres (3 sections of 7m.) of hedgerow to facilitate installation of watermain replacement. **PERMITTED**
- 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.  
**WITHDRAWN**

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

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