

DRAFT Minutes of a meeting of the Planning and Consultation Response Committee held in the Community Office on 13th December 2022

Present: Councillors Buckland, Fradley, Robinson and Wilson

In the Chair: Councillor Fradley

In attendance: The Deputy Clerk

Three members of the public (for part of the meeting)

1. **Apologies for Absence** - apologies were received from Councillors Abi Baker, Graeme Baker, Jones and Taylor.
2. **Declarations of Interest** – None
3. **Previous meeting**
It was RESOLVED 4-0-0 [For-against-abstain] that the notes of the informal Committee meeting of 11th November 2022 be adopted as a true and accurate record.

4. **Planning applications**

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

i. **22/03118/FUL Bruton Methodist Church, West End, Bruton BA10 0BH**

Change of use from Church (Class F.1) to a mixed-use of Art Gallery (Class E) and community uses (Class F.1).

The applicant, a local resident for over a decade and former Director of a major Bruton-based international art gallery, explained that the property would be used for artists to display their own work and would also be made available for local community use. In scale it would be similar to existing High Street shops and galleries, probably opening for just six hours a day and four days a week. Internal alterations would be minimal and in sympathy with the character of the Listed building, and the applicant responded to concerns about the visual impact of the proposed cycle racks by assuring the Committee that the racks would be sited well away from the boundaries of the property. No other concerns or objections had been expressed by neighbours or other residents and members welcomed the prospect of one of Bruton's more prominent buildings being put to a constructive and being made available to the community.

It was RESOLVED 4-0-0 to recommend APPROVAL of the application.

ii. **22/03123/FUL & 22/03303/LBC Redlynch Farm, Redlynch Road, Bruton Somerset BA10 0NH**

To carry out essential repairs and minor alterations to the Redlynch Farm, as well as build a new extension and rebuild the stable building in the grounds at the back of the house and use it as an office space/garden room

Members noted that the applicants had taken a great deal of care over the application which included plans to restore and repurpose an old outbuilding, and they had successfully allayed the concerns of Planning Officers charged with conserving the character of Listed buildings and the landscape.

It was RESOLVED 4-0-0 to recommend APPROVAL of the application.

- iii. **22/02954/HOU Wessex House, Quaperlake Street, Bruton BA10 0HG** Erection of a front porch in addition to single storey rear extension, two storey side extension including a first-floor balcony, rendering of front (north west) wall, replacement of windows, internal alterations, demolition of the existing garage and erection of a replacement two storey garage with external staircase.

Members regarded the planned extensions as unexceptionable though they had difficulty understanding the concept of a two-storey domestic garage.

It was RESOLVED 4-0-0 to recommend APPROVAL of the application.

- iv. **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

Members welcomed changes to the original application intended to reduce the impact of the proposed development on the privacy and natural light enjoyed by the neighbouring property. They noted that inaccuracies in the plan depicting the size and location of an extension to the neighbouring property had not been corrected, despite this having been flagged up previously, and also that the revised plans showed a single bedroom and an office rather than the two bedrooms plus office of the application title. They were disappointed that previously expressed concerns about the choice of external cladding materials and the paucity of parking provision had not been addressed.

It was RESOLVED 4-0-0 to recommend REFUSAL of the application on the grounds that the parking provision is inadequate and the external appearance of the proposed development is not in keeping with the surrounding area.

- v. **22/03330/NMA 14 Patwell Street, Bruton, Somerset BA10 0EQ** Non-material Amendment to approved application (19/00743/FUL), Alteration to the size and position of rooflights.

This application was not discussed because shortly before the meeting the Committee learnt that **consent had been REFUSED by the LPA.**

5. **Preplanning consultation**

Site (at NGR: E: 369865 N: 135630) behind Sheep House Farm, Brewham Road, Bruton BA10 0JH Proposed Base Station installation upgrade at Cornerstone 12722729

Members expressed appreciation that the applicants had taken the trouble to consult the Town Council before submitting a planning application to the LPA. They had no objection to the proposed installation upgrade.

6. **Update on previous planning applications:**

- i. **22/02786/LBC Hugh Sexeys Hospital, High Street, Bruton BA10 0AS** High Street and Courtyard Masonry Repairs. **PERMITTED**

- ii. **22/00856/FUL Dwellings at Eastfield & Brue Avenue, Bruton BA10 0HT.**

Full application for the retrofitting of external wall insulation and change of external wall materials on 31 dwellings at 1, 3, 5, 7, 9, 11, 13, 14, 15, 16, 17, 18, 19, 20, 21, 23, 25, 27, 29, 31 Eastfield, Bruton, BA10 0HT and 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, & 41 Avenue, Bruton, BA10 0HL **PERMITTED**

Patrick Pender-Cudlip

Assistant Clerk

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