

**Minutes of the Planning and Consultation Response Committee
meeting held at 7.30pm on Wednesday 8th May 2024**

in the Community Office, Bruton

Present: Councillors Baker, Bateman, Buckland, Fradley, Jones & Taylor
In the Chair: Councillor Fradley
In attendance: Deputy Town Clerk
1 member of the public

P24/1 Apologies for absence (LGA 1972 s85(1))
Councillors Dunn & Robinson

P24/2 Declarations of interest. Members to declare any interests, including disclosable pecuniary interests (DPI) they may have in agenda items that accord with the requirements of the Town Council's Code of Conduct, and to consider any written requests from members for dispensations that accord with the Localism Act 2011 s33 (b-e) (This does not preclude any later declaration).
None

P24/3 Minutes of the meeting held on 10th April 2024 (LGA 1972 sch 12 para 41 (1)).

That the Minutes of the Planning & Consultation Response Committee meeting held on 10th April 2024 be approved and signed by the Chairman.

It was RESOLVED 6-0-0 [for-against-abstain] that following the correction of an error in the record of attendance and voting the minutes of the Planning & Consultation Response Committee meeting on 10th April 2024 as drafted are a true and accurate record of that meeting.

P24/4 New Planning Applications

To consider the following applications and make recommendations to the Local Planning Authority (Somerset Council), and to notify the full Town Council at its next meeting:

i. 24/00610/FUL Tolpenny, Higher Tolbury, Bruton, Somerset
Subdivision of existing dwelling into two dwellings with associated alterations.

Members noted that the proposed development involves converting an existing residential annexe into a separate dwelling by closing off a connecting corridor, establishing a new boundary, erecting a boundary

fence and providing additional car parking space plus an electric vehicle charging point. The extra parking provision is particularly welcome given the chronic shortage of parking space in Bruton, and the EV charging point sits well with the Town Council's Declaration of a Climate Emergency. The development would involve very little building work and would have minimal impact on neighbouring properties and on the townscape more generally.

It was RESOLVED 6-0-0 to recommend APPROVAL of this application.

- ii. **24/00846/FUL Wyke Farms Ltd, Wyke Champflower, Bruton**
Installation of CHP (Combined Heat and Power) unit.
Members noted that although the size of the proposed unit is substantial it should not stand out too starkly because of its location next to the large buildings of the cheese factory. It would supplement the existing bio-gas plant, using organic waste from the nearby dairy unit and farmyard, and thereby making a valuable environmental contribution in line with the Town Council's Declaration of a Climate Emergency.

It was RESOLVED 6-0-0 to recommend APPROVAL of this application.

P24/5 New Planning notifications (for information)

- i. **24/00845/COL 40 Priory Mead, Bruton, BA10 0DZ**
Proposed loft conversion
- ii. **24/00849/TCA Turnpike Cottage, Shute Lane, Bruton**
Notification to fell No 1 tree within a Conservation Area.
- iii. **24/00944/TCA Ennerburgen, Quaperlake Street, Bruton,**
Notification of intent to fell No. 2 trees and carry out tree surgery works to No. 3 trees within a Conservation Area.

P24/6 Updates on previous planning applications (for information)

To note decisions relating to applications previously considered by the Committee.

- i. **24/00505/LBC Castle Inn, 45 High Street, Bruton, Somerset BA10 0AW** Creation of vaulted ceiling at first floor and replacement of cladding of first floor rear bathroom projection with new timber cladding and new window. **APPROVED**
- ii. **24/00509/LBC Castle Inn, 45 High Street, Bruton, Somerset BA10 0AW** Application for listed building consent for the following works: Replace steel frame over bar (Ground floor), remove existing concrete and

timber floor slab and replace with new slab at ground floor (kitchen), double rafters and associated fixings at side extension, replace asbestos tiles with natural slate at side extension, remove wall and rebuild off new steel beams at first floor. **APPROVED**

- iii. 24/00538/CLB & 24/00513/COL Castle Inn, 45 High Street, Bruton BA10 0AW** Application for a Certificate of Lawfulness of Proposed Works to a Listed Building; lathe and plaster in front bar area, floor joists at first floor dining area, projection cladding at first floor rear bathroom, projection wall plate at first floor rear bathroom, main roof/rear slate roof/lower two roofs to rear elevation and wall plates across roofs. **DECIDED**
- iv. 23/03196/FUL & 23/03197/LBC Hugh Sexseys Hospital, High Street, Bruton, Somerset BA10 0AS** Modification of existing steps to High Street. **APPROVED**
- v. 24/00587/FUL & 24/00588/LBC Durslade Farm Dropping Lane Bruton.** Change of use from C3 (dwelling) to C1 (B&B) **APPROVED**
- vi. 24/00607/LBC Blue Ball Hotel, Coombe Street, Bruton** Installation of a timber external staircase. **APPROVED**

The meeting concluded at 7.37pm

Patrick Pender-Cudlip
Deputy Town Clerk