

**Minutes of the Planning and Consultation Response Committee  
meeting held at 7.30pm on Wednesday 29<sup>th</sup> May 2024  
in the Community Office, Bruton**

**Present:** Councillors Bateman, Dunn, Fradley, Jones & Taylor  
**In the Chair:** Councillor Fradley  
**In attendance:** Deputy Town Clerk  
Somerset Councillor Tom Power  
1 member of the public

**P24/7 Election of Chair for the year 2024/25**

To nominate and elect a member to the office of Committee Chair.

**It was RESOLVED 5-0-0 [for-against-abstain] that Councillor Fradley be elected as Chair of the Planning and Consultation Response Committee for the year 2024/25**

**P24/8 Apologies for absence (LGA 1972 s85(1))**

Councillors Baker & Robinson

**P24/9 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

**P24/10 Minutes of the meeting held on 8<sup>th</sup> May 2024 (LGA 1972 sch 12 para 41 (1)).**

That the Minutes of the Planning & Consultation Response Committee meeting held on 8<sup>th</sup> May 2024 be approved and signed by the Chairman.

**It was RESOLVED 5-0-0 that the minutes of the Planning & Consultation Response Committee meeting on 8<sup>th</sup> May 2024 are a true and accurate record of that meeting.**

**P24/11 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. [24/00997/FUL](#) & [24/00998/LBC](#) **18-20 High Street, Bruton BA10 0AA** Installation of endless spa exercise pool in rear garden.

Members noted that the position, elevation, design, size and intended use of the proposed exercise pool were such it would not materially compromise the privacy of neighbouring properties or generate undue noise in a residential area. No objections had been raised by neighbours or any other members of the public.

**It was RESOLVED 5-0-0 to recommend APPROVAL of these applications.**

- ii. [24/01079/FUL](#) **Blue Ball Hotel, Coombe Street, Bruton BA10 0EP.** Installation of a timber external staircase.

Members noted that the Committee had previously considered and recommended for approval an application for Listed Building consent in respect of the proposed installation (24/00607/LBC) and they saw no reason to resile from this position.

**It was RESOLVED 5-0-0 to recommend APPROVAL of this application.**

- iii. [24/00217/FUL](#) **Whaddon Farm Cottage, Bruton, BA10 0Q** Change of use of land for the siting of an Eco Shepherds Hut for the use of holiday accommodation with associated works (retrospective application).

The applicant explained that the development was on the family farm, in a secluded position in the corner of a field next to woodland. The Eco Shepherd's Hut was designed and equipped to minimise its environmental impact, being off-grid and using electricity generated by solar panels and a wind turbine. The site's bio-diversity was enhanced by the planting of a wild flower meadow with bird boxes.

The application was retrospective because the applicant had been given to understand that planning documents prepared by the suppliers of the Eco Shepherd's Hut had been submitted and the necessary consents granted. When she learned this was not the case she submitted the planning application herself. In the meantime the Eco Shepherd's Hut has attracted visitors who appreciate a quiet countryside holiday but enjoy Bruton's attractions and spend money in the town.

Members were impressed by the quality of the accommodation and the merits of a development which boosts the town as a tourist destination without any concomitant adverse impact.

**It was RESOLVED 5-0-0 to recommend APPROVAL of this application.**

**P24/12 New Planning notifications (for information)**

- i. [24/01161/TCA](#) **Kings School, Plox, Bruton, Somerset BA10 0ED** Notification of intent to Fell No. 6 Trees and carry out Tree Surgery Works to No. 3 Trees within a Conservation Area.
- ii. [24/01224/TCA](#) **37 High Street, Bruton, Somerset BA10 0AH** Notification of intent to Carry Out Tree Surgery Works to No. 1 Tree within a Conservation Area.

**P24/13 Updates on previous planning applications (for information)**

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

- i. [24/00845/COL](#) **40 Priory Mead, Bruton, BA10 0DZ** Proposed loft conversion. **APPROVED**
- ii. [24/00537/FUL](#) **Mill On The Brue Activity Centre, Tower Hill, Bruton BA10 0BA** Installation of three ground mounted solar arrays totalling 94 panels (40kW) **APPROVED**
- iii. [24/00722/HOU](#) & [24/00723/LBC](#) **40 High Street, Bruton BA10 0AE** Demolition of 2 single garages at the rear of 40 High Street, fronting Lower Backway, and the construction of a new double garage with studio space above. **APPROVED**

The meeting concluded at 7.43pm

**Patrick Pender-Cudlip**  
**Deputy Town Clerk**