

**Minutes of the meeting of the Planning and Consultation Response
Committee held at 7.30pm on Wednesday 16th October 2024
in the Community Office, Bruton**

Present: Councillors Dunn, Jones and Robinson

In the Chair: Councillor Jones

In attendance: Deputy Town Clerk

P24/33 A - Election of Member to chair the meeting

It was RESOLVED 3-0-0 [for-against-abstain] to elect Councillor Jones to chair the meeting in the absence of the Committee Chair.

B - Apologies for absence (LGA 1972 s85(1))

Councillors Baker, Bateman, Buckland and Fradley sent apologies for being unable to attend.

P24/34 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).

No interests were declared.

P24/35 Minutes of the meeting held on 13th August 2024 (LGA 1972 sch 12 para 41 (1)). That the Minutes of the Planning & Consultation Response Committee meeting held on 13th August 2024 be approved and signed by the Chairman.

It was RESOLVED 3-0-0 that the minutes of the Planning & Consultation Response Committee meeting on 13th August 2024 are a true and accurate record of that meeting.

P24/36 New Planning Applications

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

- i. [24/01704/LBC](#) **West End House, West End, Bruton BA10 0BH.**
Installation of an Electric Vehicle (EV) charging point within garage.

Members welcome the extension of EV provision in Bruton, in line with the Town Council's declaration of a Climate Emergency.

It was RESOLVED 3-0-0 to recommend APPROVAL of the application.

- ii. [24/02086/FUL](#) and [24/02087/LBC](#) **Castle Inn, 45 High Street, Bruton, Somerset BA10 0AW.**

Demolition and rebuilding of south-western gable end, to include strapping of the gable to existing rafters and ceiling joists, installation of internal stud wall at first floor and roof level, removal of chimney remnants from the roof level and associated development.

On the evidence of the plans submitted and previous work at the premises members are impressed at the quality of the refurbishment and are of the view that when the work is completed the structure will have been substantially improved.

It was RESOLVED 3-0-0 to recommend APPROVAL of the application.

P24/37 New Planning notifications (for information)

To note applications referred to the Committee as a courtesy.

- i. [24/02008/TCA](#) **Hugh Sexseys Hospital, High Street, Bruton BA10 0AS** Notification of intent to Fell No. 2 Trees and carry out Tree Surgery Works to No. 1 Tree within a Conservation Area.
- ii. [24/02107/TCA](#) **Land South of Higher Backway, Bruton Somerset** Notification of intent to carry out tree surgery works to No. 1 tree within a Conservation Area.
- iii. [24/02207/TCA](#) **7 Patwell Street Bruton Somerset BA10 0EQ** Notification of intent to Fell No. 3 Trees and carry out Tree Surgery Works to No. 2 Trees within a Conservation Area.
- iv. [24/01493/HOU](#) **Horseley Farm, Hardway, Brewham, Bruton BA10 0LW** Construction of outdoor swimming pool with associated pool plant room **APPROVED**
- v. [24/02189/DOC1](#) **Castle Inn, 45 High Street, Bruton BA10 0AW** Discharge of Condition No. 7 (Air Extraction) of Planning Application 23/02101/FUL.
- vi. [24/02186/AGN](#) **Whaddon Farm House, Whaddon, Bruton BA10 0QBo** Notification of intent to replace existing farm building.

All noted.

P24/38 Previous Planning applications: update, for possible further consideration.

To consider possible recommendations in respect of applications previously considered by the Full Council.

- i. **[24/01651/FUL](#) Land OS 9578, Cuckoo Hill, Bruton BA10 0AF**
Full planning application for the erection of 49 homes (including affordable homes) and associated works, including vehicular access, pedestrian links, garaging, parking, public open space and landscaping and associated environmental mitigation.

To consider an enquiry from the LPA about proposals to allocate §106 funding to the provision of play, youth and changing room facilities on site and off site.

Members are very conscious that three proposed housing developments east of the Frome Road (174 dwellings in all) are currently under consideration by the LPA, that they are adjacent to two older developments and not far from a third, partially complete housing development to the west of the Frome Road. The Town Council is of the view that the community would be ill served by comparatively paltry, ghetto-like play areas located in each of these developments, and that fewer but better equipped play areas serving a wider pool of residents would be far more beneficial. As it happens, the existing Cuckoo Hill housing development already has some play equipment in a large open area which is easily accessible from the proposed new development. The Town Council would prefer §106 funds from the new housing development to be used to install more high-quality play equipment in this existing play area to serve both developments rather than creating a separate and less well-equipped play area close by.

Members would also like to see funds from the proposed development invested in Bruton's main recreational area at Jubilee Park, which is within walking distance of the proposed development. Existing facilities at Jubilee Park include a play area, a sports pavilion which also houses the Ladybird Pre-school playgroup, a youth club, an all-weather Multi-Use Games Area (MUGA) and football pitches. Currently a skate park is under construction, and plans to refurbish and upgrade the pavilion are well advanced, so a §106 contribution which would facilitate the early completion of these two projects would directly benefit residents of the proposed new development.

It was RESOLVED 3-0-0 to recommend that the LPA apply §106 funding both to the provision of play equipment in the adjoining Cuckoo Hill development, where it would directly benefit residents of both developments, and to the development of play, youth and sporting facilities at Jubilee Park where it would benefit the entire Bruton community including residents of the proposed development.

ii. [19/00655/OUT](#) Land OS 9609, Brewham Road, Bruton, Somerset

Outline planning permission is sought for the development of up to 60 residential dwellings (Use Class C3), together with associated highways and drainage infrastructure, public open space and landscaping. Details of access are submitted for approval with all other matters (Layout, Scale, Appearance and Landscaping) reserved for later approval.

To consider invitations from the LPA and the applicant for comment on recent submissions by Somerset Highways (Highways) and others relating to highway safety off site.

Members noted that following the LPA's decision to seek an independent highway assessment the applicant had commissioned a Road Safety Audit (RSA) from their own highways advisers, Hydrock Consultants. Among the more serious risks itemised in the RSA report are three which the Town Council brought to the attention of the developers and Somerset Council's Highways Department (Highways) five years previously, namely:

- 3.8, the width of the Brewham Road carriageway is such that motor vehicles pose a danger to cyclists.
- 3.9, parts of the Brewham Road footway are so narrow that pedestrians and especially users of wheelchairs and buggies are likely to be forced onto the carriageway where they would be at risk from motor vehicles..
- 3.10, the Brewham Road – A359 junction, where large and long agricultural [or other commercial] vehicles are likely to mount the footway, posing a danger to pedestrians including users of wheelchairs and buggies.

Members expressed great disappointment that the applicant continues to reject a comparatively simple and robust solution to the problems of 3.8 and 3.9, namely narrowing the Brewham Road carriageway and widening the footway, which the Town Council has put forward repeatedly over the last five years. Instead the applicant favours 'visual measures' (road markings and surface dressings) which are more hazardous to pedestrians as they place greater onus on the discretion, judgement and self-control of motorists. In respect of 3.10 members were disappointed that Hydrock's previous swept path analysis had not been reviewed, despite evidence of its shortcomings being in the public domain.

It was RESOLVED 3-0-0 to recommend that this application be REFUSED because it would expose more motorists, cyclists, pedestrians, wheelchairs and buggies to the acknowledged road safety hazards of Brewham Road without taking appropriate measures to mitigate the increased dangers.

- iii. [20/02297/OUT](#) **Land North Of Brewham Road, Bruton, Somerset**
Outline application with access to be determined and all other matters reserved, for the residential development of the land for up to 65 dwellings and safeguarding of land for a new GP Practice; alongside public open space, a drainage scheme and associated works.

To consider an invitation from the LPA to comment on recent submissions by Somerset Highways (Highways) and others relating to highway safety off site.

Members noted that the LPA had called for an independent highway assessment of the road safety problems associated with this application, and that the applicant's highways consultants, Mode Transport Planning, had commissioned a Road Safety Audit (RSA) from RKS Associates. In the view of members this RSA did not give sufficient weight to the dangers to cyclists, pedestrians and users of wheelchairs and buggies associated with the width of the carriageway and the footway.

It was RESOLVED 3-0-0 to recommend that this application be REFUSED because it would expose more motorists, cyclists, pedestrians, wheelchairs and buggies to the acknowledged road safety hazards of Brewham Road without taking appropriate measures to mitigate the increased dangers.

**P24/39 Previous Planning applications: update, for information only
To note decisions relating to applications previously considered by the Committee.**

- i. **24/01678/LBC Castle Inn, 45 High Street, Bruton, Somerset BA10 0AW**
Proposed works to internal and external fabric of building to include replacement of timber lintels, works to internal well and removal of grille and filling in with stone to include associated development.
PERMITTED
- ii. **24/01594/HOU 1 Lower Backway, Bruton, Somerset BA10 0EA**
Two storey rear extension and internal alterations. **PERMITTED**
- iii. **24/01506/S73A Cornbrash, Redlynch Road, Pitcombe, Bruton BA10 0NH**
S73A application to vary condition 2 (approved plans) to allow changes to fenestration, internal layout and doors of the annex in relation to approval 23/00121/HOU for Two storey extension to an existing dwelling along with a single storey annex. **APPROVED**

All noted

The meeting concluded at 7.55pm

Patrick Pender-Cudlip
Deputy Town Clerk

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