

**The Planning and Consultation Response Committee
will meet on 4th December 2024
in the Community Hall, Bruton starting at 7:30pm**

Members of the Public are welcome to attend. Before the start of the meeting, in accordance with Standing Order 3 (e) there will be an opportunity to comment on or raise a question on agenda items (at the discretion of the Chair of that meeting).

In accordance with Standing Order 3 (f) the question/comment time is limited to 3 minutes each, and the session should not exceed 15 minutes (unless directed by the Chair of that meeting)

Please be aware that the proceedings may be filmed or recorded.

**Patrick Pender-Cudlip
Deputy Town Clerk
29th November 2024**

AGENDA

P24/40 Apologies for absence (LGA 1972 s85(1)).

To receive and approve any apologies for absence and to approve the reasons given.

P24/41 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).

P24/42 Minutes of the meeting held on 16th October 2024 (LGA 1972 sch 12 para 41 (1)).

That the [Minutes](#) of the Planning & Consultation Response Committee meeting held on 16th October 2024 be approved, and signed by the Chairman.

P24/43 New Planning applications

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

- i. [24/02615/FUL](#) **New Cottage, Redlynch Road, Bruton, Somerset BA10 0NF**
Demolition of existing dwelling & erection of a replacement dwelling, change of use of land to provide curtilage, creation of access & associated landscaping (6th December).

- ii. [23/01565/COU](#) **26 St Catherines Hill, Bruton. Somerset BA10 oDG**
Change of use of existing garden cabin for mixed use as holiday let and ancillary accommodation (retrospective) (10th December)
- iii. [24/02709/FUL](#) **Tolpenny, Higher Tolbury, Bruton, Somerset BA10 oDJ**
Erection of detached dwelling with associated landscaping| (13th December)
- iv. [24/02673/FUL](#) **St Marys Church, Station Road, Bruton BA10 oEF**
External alterations to include new external dais, ramp and steps to improve accessibility (13th December)
- v. [24/02517/LBC](#) **The Old Farmhouse, Redlynch Park, Redlynch Road, Bruton BA10 oNH** Traditional harling coat and lime wash to south gable and partial west elevation of exposed stone walls to prevent moisture ingress (13th December)

P24/44 Delegated decisions

To note Planning decisions made by the Deputy Clerk under delegated powers

- i. [24/02386/LBC](#) **Castle Inn, 45 High Street, Bruton BA10 oAW**
Proposed works to alter existing internal well and replacement of timber lintels to rear of building to include associated development, **Recommend APPROVAL**
- ii. [24/02428/LBC](#) **Castle Inn, 45 High Street, Bruton BA10 oAW**
Installation of gas meter and housing on south west elevation of plant store building. **Recommend APPROVAL**

P24/45 New Planning notifications (for information)

To note applications referred to the Committee as a courtesy.

- i. [24/02379/TCA](#) **Jubilee Park, Godminster Lane, Bruton BA10 oEX**
Notification of intent to fell No. 3 trees within a Conservation Area.
- ii. [24/02400/TPO](#) **Burrowfield House, Burrowfield, Bruton BA10 oHJ**
Application to carry out Tree Surgery Works to No. 1 Tree as shown within the South Somerset District Council (BRUT 1) 2009 Tree Preservation Order.
- iii. [24/02540/TCA](#) **Town Mill House, High Street, Bruton BA10 oAL**
Notification of intent to carry out Tree Surgery Works to No. 2 Trees within a Conservation Area - **PERMITTED**
- iv. [24/02725/TCA](#) **Selwood House, 8 Quaperlake St., Bruton BA10 oHE**
Notification of intent to Fell No. 2 Trees and carry out Tree Surgery Works to No. 2 Trees within a Conservation Area.

P24/46 Update on previous Planning application - for information

To receive an informal update on an application previously considered by the Committee

- [24/01651/FUL](#) **Land OS 9578, Cuckoo Hill, Bruton BA10 oAF**
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.

P24/47 Update on previous planning decisions - for information

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

- i. 24/02086/FUL & 24/02087/LBC Castle Inn, 45 High Street, Bruton**
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. **APPROVED**
- ii. 24/01749/S19 & 24/01750/S73 Abbey House, Plox, Bruton BA10 0EF**
Applications to vary condition 04 (re-pointing works) of approval 24/00171/HOU for Construction of garden room linked to existing living room. **APPROVED**
- iii. 24/01704/LBC West End House, West End, Bruton BA10 0BH.**
Installation of an Electric Vehicle (EV) charging point within garage. **APPROVED**
- iv. 23/01572/FUL Land OS 7163, Shute Lane, Bruton, Somerset** Erection of detached dwelling, garage & formation of associated access. **APPROVED**
- v. 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. **APPROVED**
- vi. [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. **DEFERRED**

END OF AGENDA