

**Minutes of the meeting of the Planning and
Consultation Response Committee held at 7.30pm
on Wednesday 4th December 2024 in the Community Office, Bruton**

Present: Councillors Bateman, Dunn, Fradley and Taylor
In the Chair: Councillor Fradley
In attendance: Deputy Town Clerk
5 members of the public

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

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

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).

No interests were declared.

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.

It was RESOLVED 4-0-0 that the minutes of the Planning & Consultation Response Committee meeting on 16th October 2024 are a true and accurate record of that meeting.

At this point in the meeting the Chair agreed to bring forward agenda item P24/46 for the convenience of members of the public, but in the interests of clarity and consistency these minutes follow the order of the published agenda.

P24/43 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. 24/02615/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.

A representative of the applicant briefed members on the rationale of the application. Members were impressed by the appearance of the proposed replacement dwelling and accepted that given its single storey design, somewhat reminiscent of an agricultural outbuilding, it would be less likely

to impinge on the setting of the adjoining Grade II Listed property than is the case with the existing dwelling. They were also of the opinion that because it would be set back further from the highway, well screened by vegetation, it would be generally less intrusive and have less of a detrimental impact on the rural landscape.

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

- ii. **23/01565/COU 26 St Catherines Hill, Bruton BA10 0DG** Change of use of existing garden cabin for mixed use as holiday let and ancillary accommodation (retrospective).

The applicant explained the changing circumstances which lay behind the retrospective application. Members appreciated that extending the provision of short-stay disability-friendly accommodation beyond the family circle would add to Bruton's visitor attractions without impinging on the local housing supply, and because off-street parking is provided the Change of use would not increase the town's parking problems. Members did not consider that regularising the consented use of this existing structure would have any deleterious effects in planning terms.

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

- iii. **24/02709/FUL Tolpenny, Higher Tolbury, Bruton BA10 0DJ** Erection of detached dwelling with associated landscaping.

The applicant gave a brief description of the project. Members noted that the proposed development would be set well back from the highway, that in design and materials it would match the existing property, and that its ridge height would be slightly lower. The layout and fenestration had been designed to avoid overlooking, and no objections had been lodged by the owners or occupants of neighbouring properties. Members considered the development proportionate urban infill.

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

- iv. **24/02673/FUL St Marys Church, Station Road, Bruton BA10 0EF** External alterations to include new external dais, ramp and steps to improve accessibility.

Members approved accessibility improvements in principle, and they were content to leave it to the expert judgement of the Conservation Officer and other interested specialists to determine whether the proposed alterations would have any materially detrimental effect on the Listed Building.

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

- v. **24/02517/LBC The Old Farmhouse, Redlynch Park, Redlynch Road, Bruton BA10 0NH** Traditional harling coat and lime wash to south gable and partial west elevation of exposed stone walls to prevent moisture ingress.

Members do not themselves have sufficient technical knowledge to judge the effectiveness and appropriateness of lime harling coating for this kind of

application, but if the Conservation Officer and other interested experts are confident that it would not be materially detrimental to the Listed Building, they see no reason to object.

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

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 0AW**
Proposed works to alter existing internal well and replacement of timber lintels to rear of building to include associated development,
The Council has been impressed by the quality and thoroughness of the refurbishment works undertaken at this site so far, and are of the opinion that when the work is completed the structure will have been substantially improved
Recommend APPROVAL
- ii. 24/02428/LBC Castle Inn, 45 High Street, Bruton BA10 0AW**
Installation of gas meter and housing on south west elevation of plant store building.
The Council accepts that installing the new meter on the (outside of the) same wall that houses the current installation will minimise disturbance of the fabric, and that the wall in question is not part of the original building. On the other hand it is conscious that the proposed siting is adjacent to the High Street footway and quite possibly in full public view, in the heart of the Conservation Area. It would therefore urge the applicants and the Planning Authority to ensure that the enclosure design minimises the visual impact of the installation as much as is possible within the constraints of the Gas Safety (Installation and Use) Regulations.
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 0EX**
Notification of intent to fell No. 3 trees within a Conservation Area.
- ii. 24/02400/TPO Burrowfield House, Burrowfield, Bruton BA10 0HJ**
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 0AL**
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 0HE**
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 a current application.

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.

In response to comments made by the Local Planning Authority (LPA) and various consultees the applicants had made some minor adjustments to the application and wished to put the Town Council in the picture before submitting them to the LPA, probably within a week or so. A representative of the applicants listed the main changes: minor adjustments to the A359 road junction (at the behest of Somerset Highways); closing a proposed pedestrian shortcut to the A359 (the Police); relocating a proposed pedestrian access to a proposed neighbouring housing development and new doctor's surgery (if approved), and increasing the number of bedrooms in part of the affordable housing provision (both the LPA); installing a pumping station in place of a package treatment works (Environment Agency); and some minor changes in layout. The LPA had also advised that for landscape reasons the proposed allotments should be sited on the eastern side of the development, as originally proposed, rather than being moved next to the existing allotments as requested by the Town Council. If the application is successful the applicants would transfer ownership or control of the proposed new allotments to the Town Council (subject to an access agreement with the landowner), and would make \$106 contributions to a proposed doctor's surgery and play area on an adjacent development (if approved), to Jubilee Park, and to a proposed footpath across County Fields linking developments along the Frome Road with the town centre.

Members thanked the applicants for being so attentive to the interests and concerns of local residents, and for taking the time and trouble to keep the Town Council informed about their plans and intentions.

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

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**

The meeting concluded at 8.01pm

Patrick Pender-Cudlip
Deputy Town Clerk