

**Minutes of the meeting of the Planning and Consultation Response
Committee held at 7.30pm on Wednesday 5th February 2025
in the Community Office, Bruton**

Present: Councillors Baker, Bateman, Dunn, Fradley, Jones and Robinson
In the Chair: Councillor Fradley
In attendance: Deputy Town Clerk
One member of the public

P24/48 Apologies for absence (LGA 1972 s85(1)).

To receive and approve any apologies for absence and to approve the reasons given.
None received.

P24/49 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 declared.

P24/50 Minutes of the meeting held on 4th December 2024 (LGA 1972 sch 12 para 41 (1)).

That the [Minutes](#) of the Planning & Consultation Response Committee meeting held on 4th December 2024 be approved, and signed by the Chairman.

It was RESOLVED 6-0-0 that the minutes of the Planning & Consultation Response Committee meeting on 4th December 2024 are a true and accurate record of that meeting.

For the convenience of a member of the public, agenda items P24/56 and P24/57 were brought forward and discussed at this point, but in the interests of clarity and consistency these minutes follow the agenda order.

P24/51 New Planning applications

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

- i. [24/02801/HOU](#) & [24/02800/LBC](#) **The Old Farmhouse, Redlynch Park, Redlynch Road, Bruton BA10 0NH** Demolition of two lean to extensions and the erection of a new single storey rear extension, including amended section drawings representing the levels and existing structure.**

The Committee accepts that the plate glass frontage of the proposed extension would represent a stark contrast with the historic fabric and character of the existing dwelling, but this would not necessarily be to its detriment. The residents' common room at Sexey's Hospital (which received Planning consent in 2018) is widely regarded as a good example of new forms and materials enhancing an historic Listed Building.

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

- ii. [24/02920/HOU](#) **Brue Villa, Patwell Lane, Bruton, Somerset BA10 0EG**
Erection of two storey side extension.

Members are aware that proposals to add a two-storey side extension visible from the highway in a Conservation Area are not always well regarded, but in this case they consider that the visual impact would be minimal. The view from the churchyard of St Mary's Church, a Grade I Listed Building, might have been a concern, but because of the street layout and building angles, the location of trees, and the visual dominance of the nearby Surgery, the proposed extension would hardly affect the view from the churchyard and have even less impact on the townscape more broadly.

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

P24/52 Delegated decisions

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

- i. **24/02870/FUL & 24/02871/LBC The Castle Inn, 45 High Street, Bruton** Restore & widen the front door and replace four damaged existing windows on the front elevation of The Prickly Pear with new windows that match existing both materially and aesthetically. **RECOMMEND APPROVAL**
- ii. **24/01651/FUL land OS9578 Cuckoo Hill.** Minor amendments to proposed development of 48 dwellings. **RECOMMEND APPROVAL**
- iii. **20/02297/OUT Land North of Brewham Road, Bruton, Somerset** REVISED DESCRIPTION of outline application...for the residential development of the land for up to 65 dwellings and safeguarding of land for a new GP Practice **NO OBJECTION to the wording of the REVISED DESCRIPTION but continue to RECOMMEND REFUSAL of the APPLICATION itself.**

All noted

P24/53 New Planning notifications (for information)

To note applications referred to the Committee as a courtesy.

24/02725/TCA Selwood House, 8 Quaperlake Street, 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. **PERMITTED**
Noted

P24/54 Update on previous planning decisions - for information

To note decisions relating to applications not previously considered by the Committee.

24/02861/NMA & 24/02893/NMA Land Off Cuckoo Hill, Bruton
Separate non-Material Amendments to approved application 15/03274/FUL to move terrace to the rear of plots 19 & 35 and for additional terraces to the rear of plots 12 and 26. **REFUSED**
Noted

P24/55 Update on previous planning decisions - for information

To note decisions relating to applications previously referred to the Committee.

- i.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. **APPROVED**
- ii.21/01652/FUL Buildings North of Redlynch Farm, Dropping Lane, Bruton** Operational development and extension for conversion of barns into guest house following change of use via Class R. **APPROVED**
- iii.24/02517/LBC The Old Farmhouse, Redlynch Park, Redlynch Road, Bruton** Traditional harling coat and lime wash to south gable and partial west elevation of exposed stone walls to prevent moisture ingress. **APPROVED**
- iv.24/02829/COL New House Farm, Godminster Lane Bruton VA10 0ND** Application of a Lawful Development Certificate for the proposed use of land for wedding receptions for up to 28 days in any one calendar year. **PERMITTED**
- v.24/02428/LBC Castle Inn 45 High Street Bruton BA10 0AW** Installation of gas meter and housing on southwest elevation of plant store building. **APPROVED**
- vi.24/02870/FUL & 24/02871/LBC The Castle Inn, 45 High Street, Bruton** Restore & widen the front door and replace four damaged existing windows on the front elevation of The Prickly Pear with new windows that match existing both materially and aesthetically. **APPROVED**
- vii.24/02086/FUL Castle Inn 45 High Street Bruton Somerset BA10 0AWrt** Demolition and rebuilding of southwestern 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**
- viii.24/02709/FUL Tolpenny, Higher Tolbury, Bruton, Somerset BA10 0DJ** Erection of detached dwelling with associated landscaping. **APPROVED**
- ix.24/02861/NMA & 24/02893/NMA Land Off Cuckoo Hill, Bruton** Separate non-Material Amendments to approved application 15/03274/FUL to move terrace to the rear of plots 19 & 35 and for additional terraces to the rear of plots 12 and 26. **REFUSED**

All noted

P24/56 Traffic Regulation Order (TRO) proposals

To consider a response to Somerset Council's consultation on proposed changes to parking and waiting restrictions on Bruton High Street (A359), Station Road (B3081), Mill Lane and Lower Backway.

These proposals were instigated by Bruton Town Council and the Committee saw no reason to reconsider the restrictions proposed for the High Street or Station Road.

With the Chair's agreement a resident who lives close to the corner of Lower Backway and Mill Lane commented on the proposal to install double yellow lines at the corner:

- Most highway obstructions are caused by visitors parking inconsiderately. Residents understand the importance of tight parking, so a Residents Only parking scheme would help to solve the problem.

- The proposed yellow lines would remove parking space for 3 cars which would have a detrimental effect on 7-10 neighbouring households, some of which have 2 cars.
- The road is a dead-end, and at times even small cars find it difficult to turn round, so larger vehicles (for whose benefit the changes are proposed) may find it impossible.
- At times, cars get stuck because of bottlenecks, and with larger vehicles this will become a more frequent occurrence.
- Double yellow lines at the corner will simply move the obstruction from one stretch of road to another and may well lead to more inconsiderate parking.
- Lower Backway is the only safe route for many children walking or cycling to and from school and they would be endangered by the presence of larger vehicles.
- It is a pity that before the Town Council proposed these restrictions it did not do more to consult residents with everyday experience of the problems and challenges of these roads, but those residents would be happy to help the Council devise a better solution.

Councillors went on to discuss the matter and the following points were made:

- Recently an ambulance was unable to get through to Sexey's hospital because of vehicles parked on the corner; fire tenders are larger and would be even more seriously impacted.
- The parking problem is exacerbated when vehicles are in effect dumped, i.e. parked on the highway for long periods without being used. Residents could help address this problem by reporting such static vehicles to Somerset Council. Residents can also check online whether such vehicles are taxed, insured and have an MOT certificate. Untaxed vehicles can be reported to the DVLA, and vehicles without current insurance or MOT can be reported to the Police.
- The Town Council proposed this restriction because residents have been complaining for years about unsightly commercial waste bins left out for collection on Crown Green, one of the most picturesque areas in the town. After investigating other possible solutions the Town Council concluded that the best solution was for a small commercial waste collection vehicle to access the premises on Lower Backway where the bins could be kept. However this is not possible when vehicles parked on the Mill Lane prevent the waste collection vehicle from getting through.
- Highways initially suggested a more extensive stretch of double yellow lines, either side of the corner, but after an intervention by the Town Council Highways agreed to reduce the double yellow lines to the minimum necessary.
- The decision to request the changes was made by the Full Council, and Full Council decisions cannot be overridden by council committees, but if the Committee so wished it could request the Full Council to reconsider the changes.

It was RESOLVED 6-0-0 to recommend that the Full Council:

- reconsider the proposed changes, in consultation with residents and the Highways department of Somerset Council (Highways);**
- ask Highways to delay implementation of the Mill Lane/Higher Backway element of the TRO for a year to give interested parties an opportunity to explore other possible solutions.**

P24/57 High Street carriageway adjacent to the junction with Mill Lane

To consider a resident's proposal to ease the flow of traffic emerging from Mill Lane.

Before the meeting members had seen a briefing note in which the resident explained that he was asking Highways to make the western end of the High Street a two-way carriageway, so that traffic emerging from Mill Street could turn left. He requested the Town Council's support.

Members made several points:

- When tall or wide vehicles are parked close to the junction on the western side, drivers emerging from Mill Lane cannot see oncoming traffic until they have driven some distance out onto the carriageway of the High Street.
- This would be even more dangerous if vehicles emerging from Mill Lane were turning left, and larger vehicles turning left would cross the centre line of the High Street carriageway and find themselves facing oncoming traffic head on.
- The proposal would involve the loss of another precious parking space.

It was RESOLVED 5-0-1 that the Committee did not support a proposal to make the western end of the High Street a two-way carriageway in order to enable traffic emerging from Mill Street to turn left.

The meeting concluded at 8.13pm

Patrick Pender-Cudlip
Deputy Town Clerk