

**Minutes of the meeting of the Planning and Consultation Response Committee held at  
7.30pm on Wednesday 9<sup>th</sup> April 2025  
in the Community Office, Bruton**

**Present:** Councillors Bateman, Fradley and Taylor  
**In the Chair:** Councillor Fradley  
**In attendance:** Deputy Town Clerk

**P24/66 Apologies for absence (LGA 1972 s85(1)).**

To receive any apologies for absence.

Apologies for unavoidable absence were received from Cllrs Baker, Buckland, Dunn, Jones & Robinson

**P24/67 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.

**P24/68 Minutes of the meeting held on 12<sup>th</sup> March 2025 (LGA 1972 sch 12 para 41 (1)).**

That the Minutes of the Planning & Consultation Response Committee meeting held on 12<sup>th</sup> March 2025 be approved and signed by the Chairman.

**It was RESOLVED 3-0-0 [for-against-abstain] that the minutes of the Planning & Consultation Response Committee meeting on 12<sup>th</sup> March 2025 are a true and accurate record of that meeting.**

**P24/69 New Planning applications**

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

- i. **25/00363/HOU 12 Park Way Bruton Somerset BA10 0BU** A single storey rear extension, a new detached garage and new off-street parking bays including construction of dropped kerbs to the highway.

Members noted that the proposed extension would not take up much space or overlook neighbouring properties, and it would be similar to extensions found on other properties in the area. Given the chronic shortage of on-street parking in Bruton the provision of off-street parking bays was particularly welcome. Members also noted that no unfavourable comments had been received from members of the public.

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

- ii. **25/00626/S73A Land Off Cuckoo Hill, Bruton, Somerset BA10 0FA**  
Application to vary condition 2 (approved plans) to allow an additional roof terrace to the rear of plot 12, confirmation that a roof terrace can be built to the rear of plots 19 & 26 and the front roof terrace be changed to a rear roof terrace plot 35 of planning approval 15/03274/FUL Development of 68 homes and associated car parking, public open space and infrastructure.

Members noted that the proposed roof terraces could enhance the well-being and quality of life of the occupants of the properties. So long as the planning officer was satisfied that the proposed amendments would not compromise the privacy enjoyed by prospective occupants of neighbouring properties members had no objections.

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

- iii. **25/00680/LBC 13 High Street Bruton Somerset BA10 0AB**  
Repairs to chimney, ground floor structure, rainwater goods, pointing.

Members noted that the applicants have a record for work of very high quality, and the Committee was confident that the proposed repairs and pointing would enhance both the appearance and the structural quality of the Listed building. No adverse comments had been received, and so long as the Conservation officer is satisfied that the heritage value of the property would not be compromised the Committee was happy to support the application.

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

**iv. 25/00656/FUL & 25/00718/LBC Wyke House, Wyke Road,  
Wyke Champflower, Bruton, Somerset BA10 0PW**

Change of Use to provide 2 No. one bed holiday lets in detached outbuilding and timber cladding to exterior (Retrospective).

Members noted that the external appearance of the outbuilding and timber-clad lean-to would not have been altered by its change of use from ancillary domestic accommodation and storage to a holiday let. The property as currently constituted would not be suitable for long term lets to local families, and the provision of two single-bedroom apartments for holiday lets would help pay for its upkeep as well as benefitting the local economy. The Committee was pleased to see that there is ample parking space adjacent to the property, and noted that no objections to the proposed change of use had been received.

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

**P24/70 Delegated decisions - for information**

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

No decisions were made under delegated powers

**P24/71 New Planning notifications - for information**

To note applications referred to the Committee as a courtesy.

**25/00706/TCA 5 Mill Dam Bruton Somerset BA10 0AU**

Notification of intent to Fell No. 1 Tree (Sycamore) within a Conservation Area.

**P24/72 Update on previous planning decisions - for information**

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

**i. 25/00367/HOU 2 Uphills, Bruton, Somerset BA10 0ES**

Demolition of a single-storey side extension and erection of a part double-storey, part single-storey side extension. **APPROVED**

- ii. **25/00194/HOU & 25/00195/LBC Skittle House, 3A Patwell Street, Bruton BA10 0EQ Installation of a conservation rooflight. APPROVED**

The meeting concluded at 7.55pm

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