

**Minutes of the meeting of the Planning and Consultation Response
Committee held at 7.30pm on Wednesday 30th April 2025
in the Community Office, Bruton**

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

Before the formal opening of the Committee meeting, two members of the public commented on Planning application 25/00838/FUL (agenda item P24/76i), setting out reasons why they thought the application should be rejected:

- The footprint of the proposed dwelling would occupy most of the site, leaving space for only a tiny garden and creating a cramped, unbalanced impression.*
- The proposed timber cladding is not in keeping with the adjacent buildings or a nearby Listed Building and would detract from the overall appearance of the Conservation Area.*
- The documents submitted do not include a plan of the proposed east elevation (which impinges against the closest neighbouring property) and contain little detail about the proposed cladding. Some of the photographs in the Design and Access Statement are out of date.*
- Although the application refers to consultations with neighbours and pre-application advice they relate to a previous unsuccessful application (22/01274/FUL) and do not relate directly to the current application.*

P24/73 Apologies for absence (LGA 1972 s85(1)).

To receive any apologies for absence.

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

P24/74 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.

P24/75 Minutes of the meeting held on 9th April 2025 (LGA 1972 sch 12 para 41 (1)).

That the Minutes of the Planning & Consultation Response Committee meeting held on 9th April 2025 be approved and signed by the Chairman.

It was RESOLVED 4-0-0 [for-against-abstain] that the minutes of the Planning & Consultation Response Committee meeting on 9th April 2025 are a true and accurate record of that meeting.

P24/76 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. 25/00838/FUL Land South of Higher Backway, Bruton, Somerset** Erection of new self-build dwelling, associated landscaping and formation of access.

Members reviewed the application, considered the contributions made by members of the public before the start of the meeting (see above), and made the following comments:

- The mass of the proposed dwelling appears disproportionate to the size of the site.
- Supporting information on the nature and dimensions of the proposed materials is uneven and insufficient.
- The proposed timber cladding is not in keeping with the traditional stone finish of the neighbouring property (Denhams). The two dwellings would be so close together as to appear attached, and the incongruous appearance of timber cladding on a new build virtually adjoining an old stone-faced building would be inappropriate in a Conservation Area.
- Although the proposed development and Denhams are virtually abutting there is no information on the nature of the relationship between the two buildings. Almost three years ago planning consent was granted for the removal of a stone wall and chimney breast of a derelict building, also virtually abutting Denhams (22/00866/FUL), but they are still in place and are barely mentioned in the current application.
- The flat 'living green' roof of the proposed dwelling is accessible via the large adjoining window and would overlook Denhams.
- It appears that the rear (pedestrian) entrance to the proposed dwelling could only be accessed via another property. This suggests that the property would not be an independent dwelling, as implied by the application, but in effect an annexe, ancillary to another, larger dwelling.

It was RESOLVED 4-0-0 to recommend that the application be REFUSED because the proposed dwelling appears disproportionately

large for the site, its timber cladding would not be in keeping with the neighbouring buildings or the Conservation Area more broadly, and the supporting information supplied is not sufficient for an accurate and confident assessment of the visual impact and overall appearance of the proposed development.

At this point the two members of the public left the meeting

- ii. 25/00717/HOU 67 High Street, Bruton, Somerset BA10 0AL** Single storey utility and shower room extension.

Members noted that the proposed development would improve the residential amenity of the property without detriment to the adjoining properties. It would provide easier, safer and more convenient access to the garden than under current arrangements, and the proposal to raise the garden wall would afford the neighbouring property a greater degree of privacy than exists at present.

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

P24/77 Delegated decisions - for information

To note Planning decisions made by the Deputy Clerk under delegated powers
None.

P24/78 New Planning notifications - for information

To note applications referred to the Committee as a courtesy.
None

P24/79 Update on previous planning decisions - for information

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

- 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. **APPROVED**
- ii. 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). **APPROVED**

The meeting concluded at 8.10pm

Patrick Pender-Cudlip
Deputy Town Clerk