

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

Present: Cllrs Baker, Bateman, Dunn, Fradley, Jones & Taylor
In the Chair: Cllr Fradley
In attendance: Deputy Town Clerk
6 members of the public

P25/15 Apologies for absence (LGA 1972 s85(1)).

To receive any apologies for absence.

Apologies for unavoidable absence were received from Cllr Robinson.

P25/16 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.

P25/17 Minutes of the meeting held on 15th July 2025 (LGA 1972 sch 12 para 41 (1)).

That the Minutes of the Planning & Consultation Response Committee meetings held on 15th July 2025 be approved and signed by the Chair.

It was RESOLVED 4-0-0 [For-against-abstain] that the minutes of the Planning & Consultation Response Committee meeting on 15th July 2025 be approved and signed by the Chair.

The Chair duly signed the minutes of the Committee meeting of 15th July 2025

P25/18 New Planning applications

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

For the convenience of members of the public in attendance the Chair agreed that the Committee would bring forward agenda Item 25/18 iii, but in the interests of clarity and consistency these minutes follow the order of the published Agenda.

- i. 25/01711/FUL Land Adjoining Coombe Lea, Higher Tolbury, Bruton**
Proposed new 3 bed dwelling, new site access and driveway with carport and single storey annex.

Among the points made by members of the public were the following:

- The proposed new dwelling would stand on its own on a hitherto undeveloped site, outside Bruton's development zone.
- There are no exceptional circumstances to justify this proposal to build on a greenfield site.

- The site is a much-appreciated amenity area because a public right of way runs alongside it, and the proposed development would seriously compromise public amenity.
- The proposed annexe has its own entranceway, parking place and bathroom and it could easily be used as an independent dwelling, increasing the scale and potential impact of this greenfield development.
- Higher Tolbury is a narrow lane, and the existing traffic already poses grave dangers for pedestrians, especially children and the elderly. The proposed development would substantially increase the amount of traffic and the dangers to pedestrians.
- The site is adjacent to Coombe Wood which is recognised as in need of protection from development.

Councillors went on to consider the application and made several points:

- Buildings of outstanding architectural merit are sometimes permitted outside a development area, but this would not seem to apply to the proposed dwelling.
- Somerset Highways' "*Standard Advice Applies*" response to this consultation appears to ignore the increased dangers posed to pedestrians walking along a narrow lane when the amount of traffic increases by a substantial percentage.
- Although part of the proposed development lies within the domestic curtilage of an existing dwelling, the larger part lies on agricultural land.
- On the other hand the site is outside Bruton's Conservation area, and the proposed development would not be highly visible.

It was RESOLVED 5-1-0 to recommend REFUSAL of this application on the grounds that it would extend Bruton's built up area into the surrounding countryside without good reason, and bring about a loss of amenity in an area popular with walkers.

- ii. **25/01739/FUL Taste Southwest Ltd, Oak House, 21-25 Coombe Street, Bruton BA10 0EN** Change of use from sui generis mixed use as catering kitchen, function room, bed and breakfast accommodation and self-contained flat to single dwelling in C3 use, and insertion of new window.

Members acknowledged that there was little prospect that this former public house could continue in use for hospitality or catering. They recognised the logic of converting the commercial areas to residential use and incorporating them into the existing living quarters, and they noted that this would entail minimal building work or disturbance to the residential amenity of neighbouring properties.

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

- iii. **25/01601/FUL Ennetburgen, Quaperlake Street, Bruton BA10**
oHQ Demolition of existing dwelling and erection of replacement self-build dwelling with associated landscaping.

Agents for the applicants made several points including the following:

- The existing dwelling is ‘tired’, of no great architectural merit, and increasingly dilapidated, so its demolition would be no great loss.
- Conversely, its proposed replacement in contemporary style has great architectural merit and compares favourably with other stylish, contemporary buildings erected in Bruton in recent years.
- The grey, zinc cladding is similar in appearance to that of Provender Mill, but benefits from recent technical improvements.
- The unconventional roof design and profile follows the contours of the sloped site and is less visually obstructive than a conventionally ridged roof would be.
- The tallest part of the structure is the peak of the roof, and the ground floor beneath it will be sunk into the ground, thereby reducing its apparent height.
- Pre-application advice has been generally favourable, apart from a suggestion that the height of the building be reduced. This advice has been followed.
- Neighbours appear to be happy with the proposed development.

Committee members discussed the design and the various points made; their main concern was the height of the peak of the roof, 8.5 metres above the (sunken) ground level. They agreed that visiting the site would help them assess the extent to which the visual impact of the building might be detrimental to the residential amenity of neighbouring properties.

It was RESOLVED 6-0-0 to defer making a recommendation until after Committee members had carried out a site visit.

- iv. **25/01750/S73 Mill Forge, 7 Mill Lane, Bruton Somerset BA10**
oAT S73 Application to discharge Condition 03 (allocation certificate) and to vary Condition 05 (occupancy restriction) relating to planning consent 24/01229/COU; Proposed use of existing ancillary accommodation to include holiday and short-term letting.

The Committee had previously recommended approval of application 24/01229/COU and had not changed its view. Members accepted that the terms and wording of Planning Conditions 3 and 5 which were imposed by the Local Planning Authority appeared unduly onerous and restrictive, did not object to their removal.

It was RESOLVED 6-0-0 to recommend APPROVAL of this application

P25/19 New Planning notifications – for information

To note applications or notifications referred to the Committee as a courtesy.

None.

P25/20 Update on previous planning decisions - for information

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

25/01313/HOU 11 Bruelands Bruton Somerset BA10 0HX Erection of a two-storey side extension and a single storey rear extension to dwelling. **APPROVED**

The meeting concluded at 8.30pm

Patrick Pender-Cudlip,
Deputy Town Clerk