

Minutes of the meeting of the Planning and Consultation Response Committee held at 7.30pm on Wednesday 6th August 2025 in the Community Office, Bruton

Present: Cllrs Bateman, Jones, Robinson & Taylor
In the Chair: Cllr Jones
In attendance: Deputy Town Clerk
2 members of the public

P25/21A Election of Chair

To elect a member to chair the meeting in the absence of the Committee Chair.

It was RESOLVED 4-0-0 [For-against-abstain] that Cllr Jones be elected as Chair.

Cllr Jones took the Chair.

P25/21B Apologies for absence (LGA 1972 s85(1)).

To receive any apologies for absence.

Apologies for unavoidable absence were received from Cllrs Baker, Dunn and Fradley

P25/22 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.

P25/23 Minutes of the meeting held on 30th July 2025 (LGA 1972 sch 12 para 41 (1)).

That the Minutes of the Planning & Consultation Response Committee meetings held on 30th July 2025 (if available) be approved and signed by the Chair.

It was RESOLVED 4-0-0 that this item be deferred until the next meeting of the Committee since the minutes of the Planning & Consultation Response Committee meeting on 30th July 2025 were not yet available.

P25/24 New Planning application

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

25/01601/FUL Ennetburgen, Quaperlake Street, Bruton BA10 0HQ
Demolition of existing dwelling and erection of replacement self-build dwelling with associated landscaping.

The Committee had considered this application previously, at a meeting on 30th July 2025, but a decision was deferred pending a site visit. Having carried out

a site visit members felt they were in a better position to discuss the application in an informed way and make a recommendation.

The applicants who were in attendance made several points for the benefit of those Committee members who had been unable to attend the previous Committee meeting:

- From the plans alone it is quite difficult to visualise the actual relationship between the proposed dwelling and neighbouring buildings because of the uneven slope of the site, but an important element in the design brief was to minimise the visual impact of the dwelling from every side, and they felt that this had been achieved;
- The highest point of the building is the ‘peak’ of the roof at the rear of the dwelling, but that part of the building is fully 8 metres from the boundary, with its base sunk slightly below ground level to reduce its apparent height, so it does not loom over neighbouring properties;
- The roof profile has been designed to follow the slope of the site, and it also takes into account the traverse of the sun, so it does not overshadow neighbouring properties;
- At the suggestion of the Local Planning Authority (LPA) the originally proposed roof height was reduced. The pre-planning discussions were extensive, going on for four and a half months, and the applicants feel that any concerns of the LPA have been satisfied;
- Landscaping and planting at the rear of the proposed dwelling will soften its appearance and help preserve the privacy of both occupants and neighbours;
- The applicants have contacted the owners or occupants of neighbouring properties, and all appear to be in favour of the proposed development;

Committee members were impressed by the admittedly unconventional appearance of the proposed dwelling, regarding it as not only a great improvement on what is there now, but also as an interesting addition to Bruton’s complement of high quality, imaginative and innovative modern buildings. Their main concerns are the high roof ‘peak’ and the dark zinc sheeting at the rear of the dwelling, but such are the peculiarities of the site and the design that they found it difficult as non-professionals to assess with confidence whether these elements would have a deleterious visual impact when seen from neighbouring properties. They know that the LPA is reluctant to sanction site visits while it is tackling the backlog of Planning applications, but the issues at stake in this particular case make it exceptional, and they would urge the LPA to give a professionally qualified Planning Officer leave to visit the site so the visual impact of the proposed development can be assessed on the ground.

It was RESOLVED to recommend APPROVAL of this application, subject to a professionally qualified Planning Officer being satisfied (preferably after undertaking a site visit) that the appearance of the proposed development would not compromise the residential amenity of neighbouring properties.

The meeting concluded at 8.00pm

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