

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

Present: Cllrs Bateman, Fradley, and Taylor

In the Chair: Cllr Fradley

In attendance: Deputy Town Clerk

P25/30 Apologies for absence (LGA 1972 s85(1)).

To receive any apologies for absence.

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

P25/31 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.

P25/32 Minutes of the meetings held on 30th July 2025 and 9th September 2025 (LGA 1972 sch 12 para 41 (1)).

That the Minutes of the Planning & Consultation Response Committee meetings held on 30th July 2025 and 9th September 2025 be approved and signed by the Chair.

It was RESOLVED 3-0-0 [for-against-abstain] that the Minutes of the Planning & Consultation Response Committee meetings held on 30th July 2025 and 9th September 2025 be approved and signed by the Chair.

P25/33 New Planning applications

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

[25/02202/HOU](#) & [25/02203/LBC](#) 14 High Street, Bruton, BA10 0AA

Removal of the cement render and replacement with lime render, replacement of the existing front door with a new timber hardwood door and adding rear pedestrian access by opening infilled gateway and creating doorway with timber door.

Members expressed support in principle for the proposed refurbishing of the property if the Conservation Officer is confident that the lime render and other elements of the development are appropriate for a Listed Building of this age and type.

It was RESOLVED 3-0-0 to recommend APPROVAL of the proposed development so long as the condition and appearance of the Listed Building is not thereby materially compromised in the professional judgement of the Conservation Officer.

P25/34 Application for a Premises Licence: Show of Hands Festival, Gilcombe Farm, Bruton, Somerset BA10 0QE

To consider a notification by the Licensing Authority of a licensing application for a proposed Jazz Festival to be held at Gilcombe Farm in May 2026.

Members expressed gratitude to the Licensing Authority for notifying the Town Council about this application. They considered it in some detail and made the following points:

- In recent years the *Shindig* and *Farmfest* music festivals have been held at Gilcombe Farm, they were clearly enjoyed and appreciated by some Bruton residents and local businesses, and there is every reason to expect the proposed festival to enjoy similar support. However, the Town Council is obliged to consider its probable impact on the wider community and base any recommendations on the interests of residents more generally.
- Gilcombe Farm is more than a mile from the town centre as the crow flies, and more than half a mile from the nearest residential development, but its elevated position and the local topography mean that amplified music played outside at Gilcombe Farm can be heard in many parts of Bruton. For some Bruton residents this might be a matter of indifference, or even pleasure, but for others it would be an imposition which infringes their right to the quiet enjoyment of their own homes.
- According to the application “sound levels will be managed in accordance with the festival’s Noise Management Plan”, but without evidence to the contrary it is hard to believe that music played sufficiently loud to entertain attendees outdoors or in tented areas would not also disturb local residents.
- Loud music might be considered tolerable during the daytime and in the early evening, but the proposed playing of live music until 1.00am on Thursday, Friday, Saturday and Sunday nights, and playing of recorded music until 3.00am on those nights shows scant regard for local residents trying to get some sleep.
- The applicants propose supplying late night refreshments until 1.00am on Thursday night (i.e. Friday morning), and until 4.00am on Friday, Saturday and Sunday nights, resuming the supply just three hours later, at 7.00am. Alcohol is to be supplied until 12.30am on Thursday night (i.e. Friday morning), and until 3.30am on Friday, Saturday and Sunday nights. This is likely to mean that the sounds of revelry will continue with little interruption for four or five days and four nights, imposing an intolerable burden on affected residents.
- If the applicants’ declared intention of making the proposed festival an annual event is realised, the late May bank holiday would become an annual trial for affected residents.

- Members also expressed concern about road safety. The application does not set out how the (mainly younger) festival attendees who make their way to Bruton by rail or bus will get from the town to the venue. Although the 1½ mile walk between the railway station and Gilcombe Farm is not difficult, part of it is unsafe for pedestrians, namely the half mile between the edge of Bruton and Gilcombe Farm. This involves walking along an unlit and unrestricted section of the busy A359 where there is no pavement (footway), where the roadside hedges are too close to the edge of the narrow carriageway to afford pedestrians refuge, and where the road is straight enough to enable speeds up to the national speed limit while visibility is restricted by a succession of gentle curves. Poor driving conditions or a lapse in attention could put pedestrians in mortal danger, especially those whose risk-awareness is compromised by fatigue, alcohol or youthful high spirits. There are no footpaths or other viable pedestrian routes between Gilcombe Farm and Bruton.
- Bruton's Packhorse Fair normally takes place over the Spring (late May) bank holiday, and the holding another big local event taking place over the same weekend could cause confusion and traffic congestion. There are often traffic hold-ups in Bruton because large vehicles on the A359 and B3081 have difficulty navigating the narrow streets and awkward central junction. If two well-publicised events were to attract large numbers of visitors to Bruton at the same time, the likely result would be severe traffic congestion constituting an avoidable public nuisance and possibly a threat to public safety.
- Holding the proposed festival at the same time as the Packhorse Fair would threaten the Fair's viability, with local patrons and businesses drawn away by the counter-attraction. Bruton Town Council cannot be indifferent to a proposal whose cumulative impact is likely to undermine one of the town's most cherished traditional social and cultural events, whether or not this is deemed to be a relevant licensing objective by the Licensing Authority.

It was RESOLVED 3-0-0 to recommend that the Licensing application for the Show of Hands Festival be REFUSED, on the grounds that:

- Playing amplified live and recorded music outdoors well into the small hours for four nights running would disturb neighbouring residents and constitute a public nuisance, as detailed above.**
- Pedestrians access to the Festival along a half-mile section of the A359 carriageway would represent a serious risk to public safety and expose young people to harm, as detailed above.**
- Holding the Festival over the same weekend as the Bruton Packhorse Fair would be likely to create serious traffic problems and compromise the viability of a traditional Bruton social and cultural event, as detailed above.**

P25/35 New Planning notifications - for information

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

- i. [20/01229/FUL](#) **Land North of Coombe Rise, Higher Tolbury, Bruton BA10 0DJ** Construction of a treehouse for use as guest accommodation. Recent [submission](#) by the Council for the Preservation of Rural England.
- ii. [25/02290/TCA](#) **Suthfield House, 11 Quaperlake St, Bruton BA10 0HF** Notification of intent to carry out Tree Surgery Works to No. 2 Trees and Fell No. 4 Trees within a Conservation Area. Summary of works: Removal collapsed apple tree, removal two dangerous apple trees and Hazel. Prune and reduce canopy of the 2 remaining apple trees by at least a third to make safe.
- iii. [25/02237/TCA](#) **Suthfield House, 11 Quaperlake St, Bruton BA10 0HF** Notification of intent to carry out Tree Surgery works/Fell several trees within a Conservation Area. 4 very overgrown apple trees, one crab apple, and one hazel. One apple tree has collapsed and is dangerous. One apple tree is in imminent danger of collapse given full thickness rot to trunk. The crab apple is in imminent danger of collapse given full thickness rot to its trunk. The remaining apple trees need significant canopy reduction to stabilise them. The hazel needs coppicing. Works - remove collapsed apple tree. Remove apple tree still standing but will collapse immanently. Remove crab apple tree still standing but will collapse imminently. Coppice Hazel. Prune and reduce canopy by at least a third on the two remaining apple trees
- iv. [25/01870/TPO](#) **4 Wellesley Green Bruton Somerset BA10 0DU** Application to carry out Tree Surgery Works to No. 2 Trees as shown within the South Somerset District Council (BRUT 2) 1985 Tree Preservation Order. T1 - Ash - Reduce by 40% as showing decline over 2 years, T2 - Beech - Reduce up to No. 10 Branches by 2m to take back from house.
- v. [25/02313/TCA](#), **Hauser & Wirth Galleries, The Maltings, West End, Bruton BA10 0BB** Notification of intent to prune by up to 2m No. 1 Hawthorn tree, raise the crown of No. 1 Blue Atlas Cedar tree by approximately 5m, remove dying sections and prune No. 1 Monkey Puzzle tree by up to 1.5m, reduce the spread of No. 1 Irish Yew tree by 0.5m, remove all limbs of No. 1 Dawn Redwood tree that interfere with power cables and thin Apple Orchard by 20% within a Conservation Area.

P25/36 Update on previous planning decisions - for information

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

- 25/02001/HOU & 25/02002/LBC The Lodge, Redlynch Road, Bruton BA10 0NJ** Internal alterations to ground floor and first floor, new glazed door to modern extension, new sustainable heating system to include external heat pumps in timber enclosure, and PV panels to the roof of modern extension. **APPROVED**

The meeting concluded at 8.05pm

Patrick Pender-Cudlip,
Deputy Town Clerk