

Minutes of the meeting of the Planning and Consultation Response Committee held at 6.30pm on Tuesday 2nd December 2025 in the Community Office, Bruton

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

P25/37 Apologies for absence (LGA 1972 s85(1)).

To receive any apologies for absence.

Apologies for unavoidable absence were received from Cllrs Robinson & Taylor

P25/38 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.

P25/39 Minutes of the meeting held on 30th September 2025 (LGA 1972 sch 12 para 41 (1)).

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

It was RESOLVED 5-0-0 [for-against-abstain] that the Minutes of the Planning & Consultation Response Committee meeting held on 30th September 2025 be approved and signed by the Chair.

P25/40 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:

For the convenience of members of the public, item P25/40 ii. was discussed before item P25/40 i., but in the interests of consistency these minutes follow the Agenda order.

i. [25/02698/HOU](#) Glendale, Higher Tolbury, Bruton BA10 0DJ

Timber deck and changes to windows and doors.

Members noted that the proposed development would have no apparent deleterious impact on neighbouring properties, or on the highway or public footpaths. They observed that no objections had been received and that the proposed terrace and timber balcony would promote the residential amenity of the property.

It was RESOLVED 5-0-0 to recommend APPROVAL of the application.

ii. [25/02342/FUL](#) & [25/02343/LBC](#) **16 High Street, Bruton BA10 0AA**

Internal and external alterations and single storey rear extension with roof terrace to existing dwelling and gallery. Timber cladding of existing garage, removal of rear garden wall to create off road parking spaces, construction of log store and erection of close boarded fence to the rear of the proposed parking area.

Two members of the Committee had visited the site the previous day and had gained a much better understanding of the proposed development than could be derived from the plans alone. They were impressed at the quality of work that had already been carried out at the property.

The applicants (who were in attendance) explained that the purpose of the proposed development was to enhance the long-term sustainability of the property by adapting it to the needs of their growing family while respecting its historic heritage. For example they proposed restoring a staircase up to the attic which had been removed by previous owners, and this would increase the available accommodation. They pointed out that the design respects the privacy of neighbouring properties, and that they had withdrawn the proposal of a roof terrace because it would overlook and be clearly visible from the Packhorse Bridge. The applicants noted that the Conservation Officer was concerned about the removal of the garden wall, which may be a relic of an older building, but in the light of Bruton's chronic parking problems, they are hopeful he will agree to partial removal at least, to enable off-road parking provision for two vehicles.

Members discussed what they had seen and heard, and they were impressed by the design quality and thoughtfulness of the proposed development. They acknowledged and appreciated the Conservation Officer's commitment to the preservation of an old wall on the periphery of a Listed property, but if removing at least part of it would increase off-road parking provision they hoped it would be acceptable in conservation terms, given Bruton's chronic parking problems.

It was RESOLVED 5-0-0 to recommend APPROVAL of the applications, subject to the Conservation Officer countenancing the partial demolition of the garden wall to increase off-road parking provision.

P25/41 Show of Hands Festival, Gilcombe Farm, Bruton, Somerset BA10 0QE

To consider liaison arrangements with the organisers of the Show of Hands Music and Arts Festival (to be held around the Spring Bank Holiday in 2026 and future years) in order to ensure that the interests of Bruton residents are kept to the forefront.

Councillors agreed it is important for the Council to work closely with the Festival organisers, helping them avoid or mitigate problems that might compromise the interests of the local community. Promoting a close, friendly and cooperative

relationship between the Festival and the local community would help to allay local concerns and contribute to the smooth running of the Festival. Members felt that this could best be achieved via a Working Group of councillors and other interested parties, under the aegis of the Town Committee.

It was RESOLVED 5-0-0 to recommend that in the interests of the local community a Working Group should be formed, under the aegis of the Town Committee and including at least three councillors, to liaise with the organisers of The Show of Hands Festival.

P25/42 New Planning notifications - for information

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

- i. 25/02835/TCA 31A Vineys Yard, Bruton, Somerset BA10 0EU**
Notification of intent to carry out Tree Surgery Works to No. 1 Tree within a Conservation Area. T2 Yew: Remove intrusive canopy section back to boundary line to mitigate nuisance caused by light depletion to Viney yard flats living spaces. The reduction will be done sympathetically and in accordance with BS 3998, the south quadrant will be shorten by 1.5 metres maximum from the outer branches tips. 1/3 rules for branch reduction will be implemented.
- ii. 25/02830/TPO 31 Vineys Yard, Bruton, Somerset BA10 0EU**
Application to carry out Tree Surgery works to No. 1 Tree as shown within the South Somerset District Council (BRUT 2) 1988 Tree Preservation Order. T1: Cedar -Trim back lower branch tips of the lowest branch raise the lowest canopy outline over the tarmac area by 1.8-2 metres to improve natural light for firrs floor flats living area and Pruning cut won't exceed 40mm in diameter. Tree work will be carried out in compliance with BS 3998 and best arboricultural practise.
- iii. 25/02751/NMA 11 Bruelands, Bruton, Somerset BA10 0HX**
Non-Material Amendment to approved application 25/01313/HOU - Installation of Velux window in place of the middle pitched dormer
- iv. 25/02627/TCA 11 Mill Lane, Bruton, Somerset BA10 0AT**
Notification of intent to carry out Tree Surgery Works to No. 1 Tree within a Conservation Area. T1 - Apple tree: fully mature, general good health, stresses from draught in the previous summer. Thin by up to 25%. Pruning cuts will not exceed 125mm in diameter.
- v. 25/02574/TCA 3 Park Road, Bruton, Somerset BA10 0BZ**
Notification of intent to carry out Tree Surgery Works to No. 2 Trees within a Conservation Area. Prune Magnolia & Cherry to achieve 4m clearance from ground level and ensure good clearance on light splay.
- vi. 25/02477/TCA Millwood Mill Lane, Bruton, Somerset BA10 0AT**
Notification of intent to carry out Tree Surgery Works to No. 1 Tree within a Conservation Area. T1 - Crack Willow: three stems, previously pollarded to circa 9m. Heavily infected at base and mid canopy with gannoderma bracket fungus.

Large limb failure at ground level which went in to river. Proposed work: Remove river side stem to ground level. Re-pollard stems leaving towards property grounds to approx. 2-3m in height. This will be done in a phased approach with the removal of the river side stem being done as a priority and the further pollarding at a later stage to mitigate impact on local landscape.

P25/43 Update on previous planning decisions - for information

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

- i. 25/01739/FUL Taste Southwest Ltd Oak House, 21 - 25 Coombe Street, Bruton, Somerset 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. **APPROVED**
- ii. 25/01581/HOU 9 Westfield, Bruton, Somerset BA10 0BT** Formation of vehicular access; and parking for 1 car. **APPROVED**
- iii. 25/02202/HOU & 25/02203/LBC 14 High Street, Bruton BA10 0AA** Removal of the cement render and replacement with lime render and replacement of the existing front door with a new timber hardwood door. **APPROVED**
- iv. 25/01601/FUL Ennetburgen, Quaperlake Street, Bruton BA10 0HQ** Demolition of existing dwelling and erection of replacement self-build dwelling with associated landscaping. **APPROVED**

The meeting concluded at 7.08pm

Patrick Pender-Cudlip,
Deputy Town Clerk