

**Minutes of the meeting of the Planning and Consultation Response Committee held at 7.30pm on Wednesday 4<sup>th</sup> February 2026 in the Community Office, Bruton**

**Present:** Cllrs Bateman, Fradley and Jones  
**In the Chair:** Cllr Fradley  
**In attendance:** Deputy Town Clerk

**P25/44 Apologies for absence (LGA 1972 s85(1)).**

To receive any apologies for absence.

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

**P25/45 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.

**P25/46 Minutes of the meeting held on 2<sup>nd</sup> December 2025 (LGA 1972 sch 12 para 41 (1)).**

That the Minutes of the Planning & Consultation Response Committee meeting held on 2<sup>nd</sup> December 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 meeting held on 2<sup>nd</sup> December 2025 be approved and signed by the Chair.**

**P25/47 Planning recommendations made under delegated powers**

The Committee took note of the following recommendations made by the Deputy Clerk under delegated powers, in accordance with the Council's Business Continuity Motion 19/71 of 21st March 2020:

- i. [25/02934/LBC Sexeys Hospital, High Street, Bruton BA10 0AS](#)  
Re-roofing of Chapel Range to also include structural roof member repairs, introduction of eaves ventilation, introduction of loft service access walkway, upgrade of loft insulation, ceiling repairs, repair work to the bell and bellcote on east gable, and minor repointing to gable copings and high level rubble masonry.

The Town Council lacks the expertise to assess the technical merits of the proposed development, but it is confident that the LPA's Conservation service and Historic England would not countenance anything that might cause harm to the building. The Council is also reassured by the consistently high quality of past remedial and other works at Sexey's Hospital.

**Bruton Town Council therefore recommends APPROVAL of this application, so long as Somerset Council's Conservation Officer and Historic England agree that the proposed works are appropriate and proportionate, and will not materially compromise the fabric or setting of the Grade I Listed Building.**

**ii. [25/02842/FUL](#) White House Farm, Wyke Road, Wyke  
Champflower, Bruton, Somerset BA10 0PU**

The installation of a new Anoxic Zone and Daf Plant. Install Anoxic Tank, erect building to house Daf effluent treatment equipment and install bunding throughout.

The Town Council lacks the expertise to assess the technical merits of the proposed Anoxic Tank or effluent treatment equipment, but it is confident that Somerset Council's Environmental Health service and the relevant specialist statutory consultees would not countenance any development likely to pollute the natural environment or compromise residential amenity by spilling noxious waste, spreading noisome stench or emitting disturbing sounds. The Council is reassured to learn that the proposed development lies within the bounds of the existing factory infrastructure, and that the peripheral boundary trees and hedges would not be disturbed.

**The Council therefore recommends APPROVAL of this application, so long as the Environment Agency, Natural England and Somerset Council's Environmental Health Department are confident that the proposed development would not cause material environmental harm, or compromise the residential amenity of nearby dwellings in Bruton parish or neighbouring parishes.**

**iii. [25/03073/COL](#) Coombe Rise, Higher Tolbury, Bruton, Somerset  
BA10 0DJ**

Application for a Lawful Development Certificate for the existing use of land for purposes ancillary to and in association with the use of Coombe Rise as a residential dwelling: the construction of a shed and the erection of a yurt and the siting of a lorry body, a small red caravan and a silver caravan, all of which are used for private and domestic purposes, ancillary to and in association with the use of Coombe Rise as a residential dwelling.

From the evidence presented by the applicants, along with the statutory declarations and letters of support, it seems clear that agricultural land has effectively been incorporated into the domestic curtilage of Coombe Rise without authorisation and in breach of Planning law for a period of over ten years. If, as stated, no enforcement action can be taken because of the passage of time, a consideration of the merits or demerits of the development itself would serve no useful purpose. And the Council is not competent to judge the technical legal point at issue, namely whether a clear breach of

Planning law can or should be designated as 'lawful' simply because the law cannot be enforced.

However, as the Council has pointed out on several previous occasions, retrospective authorisation of an unauthorised development has the effect of enabling and facilitating evasion and abuse of the Planning process. This is bound to undermine respect for Planning law, and regrettably the same could be said of the current application for a Certificate of Lawfulness.

### **P25/48 New Planning applications**

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

**i. [25/03074/FUL](#) & [25/03075/LBC](#) Ames House, Wyke Champflower, Bruton, Somerset BA10 0PR**

Conversion of a barn within the curtilage of a Grade II listed building to provide short-term holiday let accommodation (part implemented).

Members welcome business diversification and the stimulus to the local economy represented by the conversion of redundant farm buildings into residential use, including as holiday accommodation. They noted that there is adequate parking provision on site, and that according to the professional judgement of the Conservation Officer the proposals would not compromise the conservation and heritage status of the nearby Listed building. However they share that officer's disappointment that building work on the site was started without appropriate authorisation, and they note with regret that such breaches of Planning law tend to bring the whole Planning system into disrepute.

**It was RESOLVED 3-0-0 that the Committee has NO OBJECTION to the proposed development.**

**ii. [26/00068/S73](#) Land OS 9578, Cuckoo Hill, Bruton, BA10 0AF**

S73 Application to substitute the plans and documents listed in condition 2 attached to 24/01651/FUL; Full planning application for the erection of 49 homes (including affordable homes) and associated works, including vehicular access, pedestrian links, garaging, parking, public open space and landscaping and associated environmental mitigation.

Members noted that the Town Council supported the original application, and they welcomed the fact that the proposed variations seem comparatively minor in relation to the elements of continuity. They understand the applicants' preference for their own favoured house designs, and they can appreciate the advantages of reorienting properties so that they lie along rather than athwart the contours of sloping ground.

**It was RESOLVED 3-0-0 that the Committee has NO OBJECTION to the proposed S73 amendment.**

**P25/49 Update on previous planning decisions - for information**

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

- i. 25/02698/HOU Glendale, Higher Tolbury, Bruton BA10 0DJ**  
Timber deck and changes to windows and doors. **APPROVED**
- ii. 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. **APPROVED**

The meeting finished at 8.03pm

**END OF MINUTES**