

Minutes of the meeting of the Planning and Consultation Response Committee held at 7.30pm on Wednesday 11th March 2026 in the Community Office, Bruton

Present: Cllrs Bateman, Dunn and Taylor

In the Chair: Cllr Dunn

In attendance: Deputy Town Clerk

P25/50 (a) To elect a member to chair the meeting

It was RESOLVED 3-0-0 [for-against-abstain] that Cllr Dunn be appointed to chair the meeting

P25/50 (b) Apologies for absence (LGA 1972 s85(1)).

To receive any apologies for absence.

Apologies for unavoidable absence were received from Cllrs Baker, Fradley & Jones

P25/51 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.

P25/52 Minutes of the meeting held on 4th February 2026 (LGA 1972 sch 12 para 41 (1)). That the Minutes of the Planning & Consultation Response Committee meeting held on 4th February 2026 be approved and signed by the Chair.

It was RESOLVED 3-0-0 that the Minutes of the Planning & Consultation Response Committee meeting held on 4th February 2026 be approved and signed by the Chair.

P25/53 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. [26/00173/HOU](#) The Lodge, Redlynch Road, Bruton BA10 0NJ**
Proposed improvements to the domestic garden including the demolition of a derelict timber workshop, creation of new dining terrace, pergola and formation of paths around the house, along with associated new planting.

Members welcomed the proposed development, noting that it constitutes the latest stage in what appears to be a sustained programme of high quality improvements to this historic property and its curtilage.

It was RESOLVED 3-0-0 to recommend APPROVAL of the application.

- ii. **26/00337/LBC Glastonbury Apartment, Redlynch House, Redlynch Road, Bruton BA10 0NH** Internal alterations, including refurbishment of fittings and surfaces, replacement of floors, changes to layout, installation of new M & E system, installation of new kitchen facilities with drainage and a new boiler.

Members did not have any objection to the design and scale of the proposed alterations, but they noted that Redlynch House is a house of multiple occupancy, and that this brings its own challenges. Sound insulation in an historic property of this nature does not always conform to current standards, and the proposed development should not materially compromise other residents' rights to the quiet enjoyment of their own homes. In this regard the case officer might consider checking with colleagues in the planning enforcement and environmental health departments about noise problems associated with other developments at Redlynch House in recent years. If the LPA is minded to grant planning consent, the Committee would respectfully suggest that planning conditions be imposed to mitigate disturbance to other residents, in both the construction and the occupancy phases.

It was RESOLVED 3-0-0 that the Committee has NO OBJECTION to the proposed development, so long as planning conditions are in place to ensure that other residents of the property do not suffer undue disturbance.

P25/54 Update on previous planning decisions - for information

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

- 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. **APPROVED**
- 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. **APPROVED**
- iii. **25/01578/LBC Glen House, 19 Quaperlake Street, Bruton BA10 0HF**
Removing the suspended wood floor in the kitchen to expose the stone slabs below. Re-altering the opening between the kitchen and dining room to form a wider flat arch. Block a recently added external door to the utility room and replace it with a window. Add a partition in the family room. Alter the gas supply meter box location. Alter the shape of the modern bathroom in the

southeast extension at first floor level. Reinstate the access to the cellar from the garden terrace. **APPROVED**

P25/55 To note applications or notifications referred to the Town Council as a courtesy.

26/00393/TCA Silk Mill House, High Street, Bruton BA10 0AL

Notification of intent to carry out Tree Surgery works to No. 1 Tree within a Conservation Area. T1 - Fig tree. The tree has been lopped a number of times in the past (we are new owners) and has still very much thrived. The current growth pattern is causing the large branches to cross and become intertwined, which will cause ventilation and fruit production issues going forward. The tree has also been allowed to grow very tall, which makes maintenance difficult. We would like to take one of the main branches, which is twisted off to leave the main trunk. We will also be training the new suckers to keep close to the wall with the most sunlight, which will be ideal for future maintenance. The tree is in a private courtyard that is not accessible by anyone else. It is starting to overgrow onto the roof and gutters of Town Mill, High Street, which also causes problems with access and clearing in the fall by the owners of the property.

The meeting finished at 7.47pm