

Minutes of the meeting of the Planning and Consultation Response Committee held at 7.30pm on Wednesday 25th March 2026 in Bruton Community Hall

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

P25/56 Apologies for absence (LGA 1972 s85(1)).

To receive any apologies for absence.

None

P25/57 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.

P25/58 Minutes of the meeting held on 11th March 2026 (LGA 1972 sch 12 para 41 (1)).

That the Minutes of the Planning & Consultation Response Committee meeting held on 11th March 2026 be approved and signed by the Chair.

It was RESOLVED 6-0-0 [For-against-abstain] that the Minutes of the Planning & Consultation Response Committee meeting held on 11th March 2026 be approved and signed by the Chair.

P25/59 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.

For the convenience of interested members of the public in attendance, the Chair ruled that item ii (below) be considered before item i, but for the sake of consistency and clarity these minutes follow the Agenda order and numbering.

i. 26/00374/HOU 13 Burrowfield, Bruton, Somerset BA10 0HR

Demolish small rear extension, and form new 2 storey extension to rear of existing property with installation of new rooflight on South Elevation.

Members noted that many nearby properties featured broadly similar extensions, that the proposed development did not seem likely to overlook neighbouring properties to any significant extent, or deprive them of light, and that no objections had been received by the Town Council or posted on to the LPA's

Planning Portal. However it was also noted that the supporting plans included a drawing of a balcony which had subsequently been removed from the proposals, and a photograph which was clearly out of date, and it was felt that these could give casual viewers a misleading impression.

It was RESOVED 6-0-0 to recommend APPROVAL of this application.

ii. 20/1229/FUL: Land North of Coombe Rise, Higher Tolbury, Bruton, BA10 0DJ.

Construction of a Treehouse for use as guest accommodation.

At the Chair's invitation one of the applicants gave the Committee a short summary of the application and its history:

- The design was developed using a 'whole life' approach to sustainability, involving close liaison between the architect and specialist consultants.
- The application was originally submitted in 2020, but was then held up by the requirement for all developments within the catchment area of the Somerset Levels and Moors Ramsar site to achieve phosphate neutrality. This obstacle had now been resolved through Somerset Council's Phosphate Credit Scheme.
- In the course of the last five years the applicants and their specialist consultants have amended their plans in the light of extensive and collaborative discussions with Somerset Council officers, statutory consultees and other independent specialists. Council officers are now broadly supportive.

Members noted that when the application was first put out for consultation in 2020, it had been considered by the Full Council (rather than the Planning Committee) because it had generated so much public interest. The Council had recommended approval. The LPA had now put the application out for consultation again, and members again felt that the Full Council was the appropriate body to respond.

It was RESOVED 5-0-1 to recommend that the application be referred for consideration to the Full Council.

P25/60 Recommendations made under delegated powers

To note recommendations to the Local Planning Authority made by the Deputy Clerk under delegated powers, in accordance with the Council's Business Continuity Resolution 19/71 of 21st March 2021.

26/00262/COL 36 Tolbury Mill, Bruton, Somerset BA10 0DY

Application for a Lawful Development Certificate for the proposed 3-meter extension to the rear of the house. **NO OBJECTION**

P25/61 Update on previous planning decisions - for information

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

25/03073/COL Coombe Rise, Higher Tolbury, Bruton 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.

PERMITTED

P25/62 To note applications or notifications referred to the Town Council as a courtesy.

None.

The meeting finished at 7.50pm