

Planning Application 21/00554/FUL Land At Burrowfield, Bruton.

Demolition of 5 garages, erection of 2 dwellings, construction of 12 parking spaces, erection of bike store and associated works.

Under powers delegated to me by Bruton Town Council Business Continuity Motion 19/71 of 21st March 2020, and after consulting the Chair and Members of the Town Council's Planning Committee and other councillors, I have to inform you that the Town Council continues to recommend REFUSAL of this application. The objections set out by the Council in 2021 and 2022 seem not to have been addressed, and since the application is evidently once again under consideration, the Council wishes to reiterate the reasons why it recommends that it be refused:

1. Part of the site of the proposed development has been a garden for many decades and is a valued visual amenity which would be destroyed by the development, contrary to NPPF (February 2019) Chapter 8, §§91-93.
2. The curtilage of an adjacent residential property would be directly overlooked by the large windows on the ground floor and first floors of the western elevations of the proposed dwellings, thereby severely compromising its privacy. The suggested removal of the rooflights from the proposed dwellings does not address this objection.
3. The scale of the proposed development is disproportionate. Squeezing two four-bedroomed houses into such a small site would deny the occupants the outside space they need for healthy living, contrary to NPPF Chapter 12, §12.
4. The proposed development would reduce what is already inadequate parking space for existing Burrowfield residents.
5. The extra traffic generated by the proposed development would increase existing congestion on the narrow access lane.
6. The extra traffic generated by the proposed development would further compromise road safety at the junction of the access lane and the Frome Road (A359). The new Enterprise Centre and the second phase of the Cubis housing development have already generated increased traffic on this road, and the recent granting of planning consent to two new housing developments to the east of the Frome Road will inevitably create a very much larger volume and density of traffic, substantially increasing the dangers of this junction.
7. Bruton has exceeded the targets for new housing set out in the existing and emerging Local Plans and the proposed developments are surplus to local requirements.

If the Planning Officer is minded to ignore these objections and grant consent to this controversial application, we request that the case be referred to the PlanningSouth Committee and subjected to appropriate democratic scrutiny, and I am therefore copying this response to our two divisional Members.

P.Pender-Cudlip, Deputy Clerk