



Bruton Town Council

Minutes of the Planning Committee Meeting held in the Community Office, Bruton on Wednesday 23rd September 2015 at 7.30pm

Present: Councillors: Anderton, Brownlow, Hall and Hughes
In the Chair: Councillor Hall
In attendance: The Clerk
Adrian Noon – SSDC Planning Officer
John Bishton
2 members of Cuckoo Hill Residents Association

1. **Declarations of Interests**

There were none.

2. **Apologies for Absence**

There were none.

3. **Submitted Plans**

The Committee considered and made observations on received planning applications and will report back to the full Town Council at its next meeting. The plans discussed were as follows:

Application No.	Name	Address	
15/03274/FUL	Acorn Property Group And Landhouse Bruton	Land off Cuckoo Hill Bruton	Recommend approval 4-0-0

Proposal: Development of 68 homes and associated car parking, public open space and infrastructure.

Outcome: Further discussion took place regarding the highways and play area issues, the following points being highlighted:

- The developers have offered to provide the funds for a pelican crossing on the A359.
- Highways has stated that no decision can be taken with regards to traffic calming until the application is approved.
- No observations from Highways on the planning application have yet been received by the District Council.
- The approved, but as yet unbuilt, homes at the New House Farm site has complicated the whole highways issue on the A359 with residents of Cuckoo Hill very concerned over the safety aspect of construction traffic access.
- A small mini roundabout on the A359 was discussed and the planning officer will investigate the issue of speed limits on the road. The officer will also discuss with Highways the impact of additional traffic on the whole area. Questions were asked as to the possibility of using S106 money towards traffic calming projects.

- Representatives of the Cuckoo Hill Residents Association spoke of their continued concerns with the plans for a possible expansion of the play area and the targeted age group for its use.
- Concerns were raised over the possibility of extra traffic at Cuckoo Hill as a direct result of children being driven to the play area.
- It was stated that extra money put towards the Cuckoo Hill play area could mean better facilities rather than a bigger play area.
- It was questioned whether the plans for the Landhouse project could be reduced by one house to accommodate a larger open space.
- The possible use of County land next to the development site was discussed.
- Any footpath created on adjacent land would create problems for the farmer's access and the land owner's privacy.
- It was stated by the SSDC Planning Officer that S106 money will not necessarily all be allocated to Bruton but could be earmarked to various projects in other areas of justifiable purpose. There was a worry that S106 money set aside for arts projects could be lost if not used and it was asked whether the money could be put towards funding a footpath.

After much consideration Committee wish to recommend to full Council that this application be supported on the proviso that:

- 1) **There is an adequate road traffic management plan for the A359 including the provision of a pelican crossing;**
- 2) **That money from the developers be used to upgrade, but not increase the size, of the play area at Cuckoo Hill and that the developer upgrade its own green space on the Landhouse project.**

Application No.	Name	Address	
15/03363/OUT	Acorn Property Group and Landhouse Bruton	Land off Frome Road Bruton	Recommend approval 4-0-0

Proposal: Outline application for the construction of a healthcare centre.

Outcome: The current surgery and pharmacy is now not large enough and there is no real alternative site. However the loss of the pharmacy from the High Street is not considered ideal.

After discussion, however, Committee wish to recommend to full Council support for outline planning permission.

Application No.	Name	Address	
15/04006/FUL	Mr. Thomas Shaw	7 St. Davids Place Bruton	Recommend approval 4-0-0

Proposal: Alterations to roof, windows, door, chimney, pointing and vents.

Outcome: Committee wish to recommend approval of this application.

4. **Determinations received**

15/03220/FUL	Mr. N. Lloyd	Budgens Store, West End	Granted with conditions
15/03290/FUL	Mr & Mrs Head	Stable Cottage, Lower Backway	Granted with conditions
15/03275/FUL	Mr. Louis Tuson	Kings School, Plox	Granted with conditions

5. **Plans received after the agenda was posted**

Application No.	Name	Address	
15/04065/TPO	Mrs. Anne Sugg	Burrowfield House Burrowfield Bruton BA10 0HJ	No observations until site visit

Proposal: Application to carry out tree works to 1 no. Judas Tree subject of (TPO SSDC BRUT No4 1996).

Outcome: The site will be visited before any observations are given.

Members of Committee are advised that they should consider these matters in the exercise of their functions: Equal opportunities (race, gender, sexual orientation, marital status and any disability); Crime and Disorder, Health and Safety and Human Rights. Copies of plans reports and correspondence mentioned above may be inspected at the Council Office during opening hours or by appointment.