



# Bruton Town Council

## Minutes of an Extraordinary Meeting of the Town Council held on Tuesday 8th September 2015 in the Bruton Museum

Present: Councillors: Anderton, Baker, Brownlow, Carey-Downes, Gasson, Hall, Hunt, Hutchinson, Marsh, Pawsey and Pickering

In the Chair: Councillor Hall

In attendance: The Clerk and 20 members of the public

### 15/078 Minutes of the Meeting held on 25th August 2015

Item 15/067 c) should have in addition "**Council to formally thank Steve Turner for his appointment as SID's and Speedwatch co-ordinator**". Item 15/070 should read "the cost involved to deliver to every household **would be looked into**". The amendments were made. It was then proposed and seconded that the amended minutes of the meeting held on 25th August 2015 be adopted as a true and accurate record.

**Resolution Adopted 11-0-0**

### 15/079 Declarations of Interests

There were none.

### 15/080 Apologies for Absence

Apologies were received from Councillors Crawford and Hughes.

*At this point it was stated that Members of the Public would be invited to speak during the next item.*

### 15/081 Planning Committee Meeting 26th August 2015 to discuss Landhouse Development

#### **Planning Application No. 15/03274/FUL – Development of 68 homes at land off Cuckoo Hill, Bruton**

The Minutes of the Planning Committee Meeting on 26th August had been previously distributed. The Chairman reported that, as a result of concerns raised, a subsequent meeting had been held on 1st September between the Planning Committee and Landhouse Bruton development team at which 8 points were raised. The notes of this meeting form a part of these minutes.

The Chairman read the notes to the meeting and, in particular, the following points were discussed:

#### 1. **Drainage**

Councillor Gasson expressed concerns that the developers, at a previous meeting, had appeared somewhat vague in their response concerning drainage. Further discussion had since been undertaken and Councillor Hall stated that he personally was now happy that the drainage would be adequate. The developer has stated that in future a management company will be responsible for the maintenance of the drains. It was reported that Steve Webster of SCC Flood and Water Management had originally refused support but that his concerns had now been allayed and he had withdrawn his objections.

2. **Crossing point/traffic management on A359 between proposed new development and Cuckoo Hill**

It was reported that a mini roundabout would not be approved by County Highways but that the developer, Acorn Properties Group, has agreed to fund a signalled crossing point. However as nothing had yet been heard from Highways, the placing of a crossing point was still in doubt. Residents expressed their concern with the current speed of traffic which would need to be slowed considerably if a crossing was proposed, and also the noise created by the crossing which could prove troublesome for neighbours in the middle of the night. Councillor Brownlow is due to meet with Colin Fletcher of Highways and will put these points to him.

3. **Tree Planting**

It is now generally felt that the tree planting proposed will be adequate.

4. **Lack of Play Area**

There is no provision for a play area on the current plans. The developers have stated that they believe a play area is not appropriate and would like to contribute to an expansion of the proposed Cuckoo Hill play area. Julia Gasson spoke of a letter from SSDC which stated that the play area on Cuckoo Hill was not big enough for expansion although other Councillors felt the area was large enough. Councillors stated that any plans to increase the Cuckoo Hill play area are still very much at the discussion stage and residents should be assured that nothing will be done without extensive consultation. One resident stated that she was shocked to hear of the play area proposal as it was the first time she had been aware of this. A question was asked as to whether all new developments should provide open spaces. One resident expressed concerns that the developer had taken the opinion that they didn't want a play area on their side of the road and would therefore put it on Cuckoo Hill. Council were prompted to remember that the Cuckoo Hill play area would also be used by children in Eastfield and a point was also made that residents in the new area would not necessarily be happy allowing their children to cross the main road.

5. **New Footpath/Cycleway**

Councillor Brownlow stated that he believed the notes of 1st September meeting were inaccurate and that Acorn had offered to put a track in across the fields. Councillor Hall could not remember a track being agreed. Acorn then confirmed that they were willing to contribute with the funding of a casual footpath although a cycle way would be prohibitively expensive. The landowner, however, stated that he had not been personally approached about the idea of a footpath and indeed this proposal was not on the plans. The landowner had walked across the fields and had come to the conclusion that the pavement already in place along the A359 was more fit-for-purpose and that any money put aside would be better spent elsewhere. Indeed a small informal survey undertaken had shown that very few people currently use the pavement. Councillor Brownlow will meet with the landowner to discuss further.

6. **Lighting**

It is intended that the minimal lighting within regulations will be recommended.

7. **Section 106 Money**

It is expected that Bruton will only get a portion of the money available. This item however will be discussed in much further detail at a later date.

**8. Affordable Housing**

Acorn has currently been unable to find a housing association willing to take on the affordable housing although it is confident it will find someone. Councillor Marsh asked what will happen if no housing association is found. No strategy was given although the developer did re-emphasise its confidence in finding someone. Shared ownership properties were also discussed and it was stated that Acorn did previously have experience of running shared ownership schemes.

**Planning Application No. 15/03363/OUT – Outline application for healthcare centre at land off Frome Road, Bruton**

The Chairman reported that the current doctors surgery is too small to cope with current demand and that the dentist surgery is unable to expand. The chemist in the High Street also has inadequate space. Although the site is out of town, previous surveys have shown there is no other option. It was emphasised that this application is only for outline permission at this stage and that it has no connection with the Frome Road development. Councillor Carey-Downes suggested that a visit to the Frome Health Centre, which is built on similar lines, would be useful. A resident suggested that a footpath from the new development to the surgery would be a good idea. District Councillor Groskop stated that she convinced the developers to put in for outline permission now rather than when they are ready to build to avoid unnecessary delays.

Councillor Hall stated that Council is in no position as yet to make any recommendations and that another meeting would be arranged to discuss the traffic calming issues.

**15/082 Accounts for Payment**

1	K F McCarthy	Norton anti-virus renewal	£49.99
2	Lyreco UK Ltd.	Printer toners and envelopes	£168.71

**Resolution Adopted 11-0-0**

**Members of the Council considered 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.**

**Action Points**

1. Meeting with Colin Fletcher, County Highways - MB
2. Arrange meeting between Developer and Cuckoo Hill Residents - SH
3. Arrange meeting with David Mills – MB
4. Meeting to discuss traffic calming issues - All