



Bruton Town Council

Minutes of the Planning Committee Meeting held in the Community Hall, Bruton on Wednesday 26th August 2015 at 7.30pm

Present: Councillors: Anderton, Brownlow, Carey-Downes, Hall and Hughes
In the Chair: Councillor Hall
In attendance: The Clerk
28 members of the public including the Agents and District Councillor Groskop

1. **Declarations of Interests**

There were none.

2. **Apologies for Absence**

There were no apologies.

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	Land off Cuckoo Hill Bruton	Decision to be deferred

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

Outcome: Councillor Hall spoke to the meeting explaining that tonight was a further opportunity for the public to give their opinions to Committee and that no firm decision would be made tonight but would be deferred until the Extraordinary Council Meeting on 8th September. Three representatives of the developers then gave a presentation of the scheme to all present. The site has been identified as a good area to help fulfil Bruton's requirement to build new houses before 2028. Although very modern in design consideration has been given towards the current colour palates and shapes in Bruton and grass roofs will ensure minimal visual impact from afar. A high standard of materials will be used and it is intended to create highly energy efficient homes that will be cheap to run.

A question and answer session for members of the public then took place as follows:

- It was questioned whether the developers had previously worked with the materials to be used.

It was answered that the materials had all been tried and tested before but there is no exact development already in existence as all developments are bespoke.

- District Councillor Groskop spoke, representing the views of other residents. The main concern is the effect the new development could have on flooding and residents will need 100% assurance that whatever is done to prevent flooding will work.
It was answered that the culvert already in place will be extended – this will hold the water which will then be discharged under controlled conditions.
- The look of the site should be softened with more trees and sympathetic street lighting.
- There is concern that no play area has been proposed for a site with 68 houses. If a play area is not proposed then an outdoor gym should be considered.
- A footpath to town should be constructed within the development as the area will otherwise be isolated for pedestrians.
It was answered that a new footpath would be a problem due to lighting/handrail issues but that it was proposed to create a crossing on the main road to allow access to the current pavement. It is intended that the speed limit on the main road will also be reduced for safety.
- As a zebra crossing is not being proposed, further details of the nature of the crossing were requested.
- A question was asked about the proportion of affordable housing with residents believing that local people should have preference to social housing.
It was answered that 35% will be affordable, with a 70/30 split between social and shared owners. There will be 1 x 4 bed house, 3 x 3 bed houses and 5 x 2 bed houses. The developer is currently trying to contact Yarlinton Homes about management of the homes.
- The market value is estimated to be around £380K to £420K for a small 4 bed house and £600K for the top end homes.
- The size and soil condition of the gardens was questioned with some feeling the scheme seemed cramped. It was stated that gardens on the Cuckoo Hill site had been left with large amounts of rubble and it was hoped this would not be repeated. Rubbish bin storage was also questioned.

The Planning Committee were then given the opportunity to speak and the following points were raised:

- The extra traffic into Bruton is of concern. Quaperlake Street already struggles to cope with current traffic use and the addition of possibly 150 to 250 people using this road to get to town is a particular worry. The construction of a year round usable footpath is therefore considered absolutely essential and Section 106 money should be set aside for this.
- Committee expressed its concern with the lack of a play area on the development. Children having to cross the main road to access the play area in Cuckoo Hill is not considered a suitable option.
- The proposed use of Section 106 money for art projects is not considered best use of the money.

- It is estimated the entire build will take 2 years. A question was asked about the direction of transportation of materials into town.

At this point the following application was then considered in conjunction with the new development.

15/03363/OUT	Acorn Property Group and Landhouse	Land off Frome Road Bruton	Decision to be deferred
--------------	---------------------------------------	-------------------------------	----------------------------

Proposal: Outline application for the construction of a healthcare centre comprising a GP surgery (Use class D1) with associated car parking and access off Frome Road with all matters reserved.

Outcome: Councillor Hall emphasized that this application is for outline permission only at this stage. The following points were put forward:

- Serious concerns were expressed that if the culvert currently at the bottom of the site is not upgraded, the houses at the bottom will flood.
- The moving of the surgery from the centre of town will not suit many people who currently walk. It was however pointed out that statistics currently show that 80% of people who currently visit the surgery do so by car.
- The loss of the pharmacy from the High Street is of concern. It was stated however that the Town Council is committed to keeping High Street shops open.

At this point the question and answer session was ended. Councillor Hall then addressed the Committee and it was agreed that an Extraordinary Meeting of Full Council be held on Tuesday 8th September at 7.30pm in the Community Hall to discuss the following points:

- Flood prevention
- The crossing point on the main road
- More tree planting
- The lack of a playarea
- The provision of a footpath
- Provision of Section 106 monies
- Lighting
- The details of ownership and cost of houses

4. Determinations received

15/02580/LBC	Ms. Isabel Allen	27 High Street	Granted with conditions
15/02820/COU	Mr. E. Workman	Durslade Farm	Granted with conditions

5. Plans received after the agenda was posted

There were none.

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.