



Bruton Town Council

Minutes of the Planning Committee Meeting held in the Community Office, Bruton on Wednesday 29th June 2016 at 7.30pm

Present: Councillors Anderson, Hall, Hughes and Jones
In the Chair: Councillor Hall

1. **Declarations of Interests**

Councillor Anderton declared a personal interest applications 16/02374/FUL and 16/02567/LBC for 9 Quaperlake Street as he lives in the same Street.

2. **Apologies for Absence**

Apologies were received from Councillors Brownlow and Rubbo.

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	
16/02374/FUL	Ms. Natalie Jones	9 Quaperlake Street	Recommend
16/02567/LBC		Bruton BA10 0HF	approval 4-0-0

Proposal: Refurbishment of free-standing outbuilding to create an annex to house (guest bedroom and living space) (revised application).

Outcome: One neighbour attended and spoke to Committee, highlighting the following concerns:

- It is believed that the application has been incorrectly stated as a refurbishment when the outbuilding has never been lived in, and so is really a new build.
- The current long dip of the roof slope keeps the height as low as possible and raising the roof will impact on the design of the house with the new build no longer subservient to the house.
- The metal roof will be noisy. Using a material such as slate will enable the pitch of the roof, and therefore the height, to be lower.
- The proposed height will increase the visibility to nearby houses.

After discussion, Committee generally agreed that the proposed metal roof was not ideal in a conservation area. Although it was acknowledged that there are many different roof types in the immediate area, most are either slate or tile. It was also reported that a precedent had been set some years ago when a neighbour had been asked to change a metal roof.

Committee therefore wish to recommend approval of this application subject to the roof being changed from metal to another material more in-keeping with the surrounding roof-scape.

4. **Determinations received**

16/01635/LBC	Mr. A. Rees	1 High Street	Granted with conditions
16/01801/LBC	Mrs. Nichola Croft	Blue Ball Hotel	Granted with conditions
16/01763/TPO	Mr. Whittaker	3 Wellesley Green	Granted with conditions
16/00404/LBC	Mrs. Fiona Runacre	13 High Street	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.