

**Minutes of the Planning Committee Meeting held in the
Community Office, Bruton on Wednesday 5th October 2016 at 7.30pm**

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

1. **Declarations of Interests**

Councillors Anderton and Brownlow declared a personal interest as both live in Quaperlake Street. Committee would like to state that the wife of the applicant for application number 16/03846/FUL used to be a Town Councillor.

2. **Apologies for Absence**

Apologies were received from Councillor Baker.

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	Landhouse	Land off Cuckoo Hill Bruton	No objections to revised design 5-0-0

Proposal: Development of 68 homes and associated car parking, public open space and infrastructure (amended plans/additional information – the amendments being the revisions to the design and revised Section 106 due to viability).

Outcome: The applicant and two land owners attended. The applicant stated that although the developers wished to reduce the variety of housing designs for financial reasons, the size of the houses would remain the same as would the overall number of houses (68). The applicant then went on to speak about the amount of social housing (35%), explaining that recent planning rule changes could allow the possibility of changing some of the social housing to starter homes which would be sold at 80% of market value to first time buyers. This would leave a figure of 15% social housing and 20% starter homes. S106 money was discussed and the applicant confirmed that the developers intend to put in a further road crossing by Burrowfield.

Outcome: After discussion Committee agreed that it had no objections to the revision of the house designs. No other observations on other matters will be made at this time.

Application No.	Name	Address	
16/03846/FUL	Mr. Nick Crombie	84 High Street Bruton BA10 0AP	Recommend approval 5-0-0

Proposal: Erection of a tree house (retrospective application).

Outcome: Committee wish to recommend approval of this application. The Clerk will ask SSDC why an application is needed in this instance.

Application No.	Name	Address	
16/02374/FUL 16/02567/LBC	Natalie Jones	9 Quaperlake Street Bruton BA10 0HF	Recommend approval 5-0-0

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

Outcome: Committee wish to recommend approval of this application.

4. **Determinations received**

There were no determinations this time.

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.