

Schedule of Planning Applications to be Determined by Committee

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Purpose of the Report

The schedule of planning applications sets out the applications to be determined by Area North Committee at this meeting.

Recommendation

Members are asked to note the schedule of planning applications.

Planning Applications will be considered in two stages this month:

The first three planning applications, as detailed in the table below, will be considered from approximately 2.05pm. Members of the public who wish to speak about any of these planning items are recommended to arrive for 1.55pm.

The last four planning applications, as detailed in the table below, will be considered no earlier than 3.45pm following a break for refreshments. Members of the public who wish to speak about these planning items are recommended to arrive for 3.40pm.

SCHEDULE					
Agenda Number	Ward	Application	Brief Summary of Proposal	Site Address	Applicant
<i>The following three applications will be considered from approx. 2.05pm. Members of the public who wish to speak about any of these planning items are recommended to arrive for 1.55pm.</i>					
11	WESSEX	15/04331/S73	Section 73 application to vary condition mo.25 of 10/03704/FUL to amend list of drawings and to amend house types etc.	Northfield Farm, Northfield, Somerton.	Mr D Russell
12	WESSEX	15/03585/OUT	Outline application for the construction of up to 59 dwellings with new vehicular access etc.	Land Off Cartway Lane, Somerton.	Intelligent Land
13	WESSEX	16/00933/FUL	Erection of a new retail unit (revised scheme).	Brunel Shopping precinct, West Street, Somerton.	The Ruddle Group Ltd

The following four applications will be considered no earlier than 3.45pm following a break for refreshments. Members of the public who wish to speak about these planning items are recommended to arrive for 3.40pm.

14	WESSEX	15/05581/REM	Erection of a single dwelling with associated access.	Land adj Homestead, Ham Lane, Compton Dundon.	Rooke Developments
15	SOUTH PETHERTON	16/00714/OUT	Outline application for the erection of a single dwelling and associated access.	Land North of Brimfield, Lambrook Road, Shepton Beauchamp.	Mr & Mrs I Moses
16	LANGPORT & HUIISH	16/00621/FUL	Conversion of double garage into a one bedroom dwelling (retrospective).	Long Orchard Farm, Pibsbury, Langport.	Mr J Crossman
17	TURN HILL	15/05090/FUL	Various and multiple changes of use, erection of 2 no. holiday let/ancillary cottage etc.	Land OS 5560 Crouds Lane, Long Sutton.	Mr N Gould

Further information about planning applications is shown below and at the beginning of the main agenda document.

The Committee will consider the applications set out in the schedule. The Planning Officer will give further information at the meeting and, where appropriate, advise members of letters received as a result of consultations since the agenda has been prepared.

Referral to the Regulation Committee

The inclusion of two stars (**) as part of the Development Manager's recommendation indicates that the application will need to be referred to the District Council's Regulation Committee if the Area Committee is unwilling to accept that recommendation.

The Lead Planning Officer, at the Committee, in consultation with the Chairman and Solicitor, will also be able to recommend that an application should be referred to District Council's Regulation Committee even if it has not been two starred on the Agenda.

Human Rights Act Statement

The Human Rights Act 1998 makes it unlawful, subject to certain expectations, for a public authority to act in a way which is incompatible with a Convention Right. However when a planning decision is to be made there is further provision that a public authority must take into account the public interest. Existing planning law has for many years demanded a balancing exercise between private rights and public interest and this authority's decision making takes into account this balance. If there are exceptional circumstances which demand more careful and sensitive consideration of Human Rights issues then these will be referred to in the relevant report.
