

CASTLE CARY TOWN COUNCIL PLANNING COMMITTEE
Minutes of Meeting held on Monday 7th November 2016 at 6.30pm
The Market House, Castle Cary

	AGENDA ITEM	ACTION
	PRESENT	
	Town Councillors: Pek Peppin (chair), Bob Gilby, Barry Moorhouse, Penny Steiner, Liz Stokes, Sally Snook, Martin Atkins, Barbara Williams, Judi Morison and Nick Weeks. 19 members of the public.	
	County/District Councillors: Nick Weeks	
P74	APOLOGIES:	
	Justin Birch	
P75	MINUTES OF THE PREVIOUS MEETING – 3rd October 2016	
	Sally Snook proposed acceptance of these minutes, seconded Penny Steiner and agreed.	
P76	MATTERS ARISING FROM THE PREVIOUS MEETING (not mentioned on the agenda)	
	None	
P77	To agree any items to be dealt with after the public, including the press have been excluded. (A resolution to be passed by Councillors)	
	None	
P78	DECLARATIONS OF INTEREST	
	Nick Weeks as Chair of Area East informed the meeting that he would not vote on any application but would contribute to discussion.	
P79	To consider the list of applications received as at 2 nd November 2016	
	It was agreed to change the order of the agenda to accommodate interested parties in attendance. The Chair reminded everyone that the Town Council can only offer an opinion; decisions are made at District Council level. She outlined the procedure for any member of the public wishing to speak.	
	P79/1 16/04132/CPO Upgrade existing leachate treatment plant and associated ancillary equipment including installation of 'Flow Gauging Station' and 'Short rotational, coppice willow bed'. Dimmer Waste Disposal Unit, Dimmer Lane, Castle Cary	
	Councillors understood that leachate is currently seeping into the River Cary although no evidence of pollution has been found. Nick Weeks has requested a check on oxygen levels. Councillors had no objection to the proposal but asked SSDC to ensure that the relevant regulations are adhered to. Agreed unanimously.	

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P79/2	16/043220/LBC	
Change of use and refurbishment of existing bank premises to A1 (shop) A2 (financial and professional) and A3 (food and drink) 37 High Street, Castle Cary		
This application was supported unanimously.		
P79/3	16/04371/FUL	
Replacement of an existing window with French doors, 23 Hanover Court, Jubilee Close, Castle Cary		
<p>There was some surprise that planning permission was needed for this alteration. Hanover Court is rented accommodation designated for those over 55. A petition and 11 letters of objection had been sent to SSDC raising concerns about security and feared increase in insurance premiums.</p> <p>Apparently a similar development in Frome has, or is planned to have French doors with no security issues identified.</p> <p>A resident spoke and explained concerns that if these doors were left open access to the inside of the whole building would be very easy. Entry via the main door is controlled by a very expensive security system. It is not unusual for the general public to walk around the grounds of Hanover Court and many residents feared this change from window to doors would pose a risk of illegal entry.</p> <p>The site manager has no objection to the application – nor do the Directors of Hanover Court who own the building</p> <p>Councillors felt that if the French doors worked in another development they could work here and the application stipulated no outside handles. It was not felt that security issues were an appropriate reason for the Town Council to object to this application as it is not a planning issue. One councillor felt that other residents might follow suit which would give a very mixed appearance to the building.</p> <p>Councillors had no objections to this application providing no handles were fitted to the outside of what needed to be a substantial door as the security of other residents needs to be a high priority. Proposed by Barry Moorhouse, seconded Penny Steiner and agreed on a majority vote with 1 abstention.</p>		
P79/4	16/04451/LBC and 16/04426/FUL	
Covered walkway between the skittle alley and pub bars. The Horse Pond Inn, Castle Cary		
Unanimously agreed that there were no objections to this application.		

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	<p>P79/5 16/04435/LBC and 16/04434/FUL</p> <p>Refurbishment and conversion of St John's Priory (formerly Florida House) to form 4/5 bed house, 3 no 1 bed apartments and 1 no 2 bed apartment. Conversion of Coach House to form 2 no 2 bed semi-detached houses, demolition of existing pool structure and construction of 4 no 2 bed apartments together with 3 no detached houses to south of the Priory. The Priory, Priorygate Court, Castle Cary.</p>	
	<p>The Chair outlined the history of the site and referred to its current derelict state and how much the Town Council and members of the community would like to see the Priory restored.</p> <p>The proposed 3 houses to the south of the Priory were of a modern design at the request of the Conservation Officer. The coach house structure will be developed from its present form but the pool building is to be demolished, rebuilt as a block of 4 apartments on a footprint moved towards Priorygate Court. The Conservation Officer has asked that the site be moved back in this way to improve the view from the Priory from its approach road. This new building will impinge on a green area known as The Village Green currently enjoyed by residents of Priorygate Court and will change the outlook of some existing properties.</p> <p>The Chair had talked to the developers and they were prepared to develop the pool site on its original position but the agreement of the Conservation Officer and planners would be needed.</p> <p>The Chair stressed that the Priory site desperately needed some development and improvement.</p>	
	<p>Members of the public then spoke making the following points.</p> <ul style="list-style-type: none"> • This application was not lodged when searches for a very recent purchase in Priory Gate were made and could result in serious loss of light. A current 6' garden wall being overshadowed by the 21' high wall of the pool development. There are too many houses and value of existing properties will be seriously affected. • Two gate houses were suggested as an alternative to the pool development, maintaining income but visually more acceptable. • Fourteen new properties are proposed, 10 of which will be crammed into a very small area. • Concerns about the financial viability of the project and the ability of the developer to complete. • Contravention of 1997 planning condition that no further houses would be allowed on the site and in breach of local and district planning objectives. • Increased traffic and the lack of sufficient parking places. • Wildlife on the site which will be disturbed. • No provision for waste bin storage. • The green area known to residents as 'the village green' is shown on existing deeds as a designated green area and since 2002 maintenance has been funded by the residents. It needs to be kept as it is. • Traffic flow through Victoria Road to the Priory entrance is difficult 	

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	<p>now and will get worse when the Two Swans development is complete. All on site traffic flow is directed through existing residential area to protect the drive to the Priory.</p> <ul style="list-style-type: none"> • The fumes from the considerably increased traffic on the site will have a detrimental effect on the health of at least one resident. • All the residents in Priorygate support improvements to the Priory but the proposed development over impacts on existing residents. • The need for the Priory building to be safe was paramount and some guarantee was essential to ensure the work is done this time. • There was considerable support for the idea of two gate houses instead of the pool development. 	
	<p>The chair summarised the situation as follows: Derelict site Brownfield site which needs developing preferably on the existing foot print. Central to town so easy walking & less driving. Difficult time for residents when building work is underway and a resulting loss of light and privacy along with loss of green area amenity. Three main objections would be over development, traffic and parking and loss of village green. The comments of the Climate Mitigation Officer referring to the failure to provide low carbon houses and the use of minimal glazing. An over development of the site. Cary is suffering badly from overdevelopment proposals at present, Councillors had attended a recent public enquiry and fought to prevent 200 houses being built over and above the 405 for which planning permission has already been granted. If we lose we could see over 800 houses being erected. The level of public interest seen at this planning meeting would have been welcome at the enquiry. Confirmed that the green area (village green) does not belong to the residents but to the developer. Properties bought adjoining a derelict site should expect some change to the environment over time. Councillors added the following points. Site that needs something done to it. Concern over lack of photovoltaic roof panels Disappointment (expressed by some) in the design of the new houses does not fit the environment. Need to ensure the future of the Priory A wildlife survey needs to be carried out. Concern over the developer's financial ability to complete project. An overdevelopment which will adversely affect the enjoyment of peoples' lives. Lots of room in the Priory grounds so no need to push the majority of the development into one small area. Traffic access does not need to be as proposed, other options to the side of the Priory. Drive to Priory itself does not need to be exclusive. One Councillor had visited the site and was dismayed at the effect the development would have on 11 Priory Gate. The Conservation Officer and the Tree Preservation Officer seem to be</p>	

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	dictating the way this development should progress. A meeting with them might be useful. However much we want to see the Priory refurbished the hardship that the proposals will cause to existing residents is too high a price to pay.	
	Councillors agreed unanimously (Nick Weeks not voting as per declaration of interest) to respond to SSDC saying – Before any development is agreed the Town Council would request SSDC to obtain a guarantee that the work to The Priory can and will be completed. Councillors are not prepared to support the plans as they stand for the following reasons. The loss of the ‘village green’ needs to be addressed. Lack of parking and traffic access on the site needs to be addressed. The appearance of the Pool development is not acceptable and will have a detrimental effect on existing residents. The density of the development is too concentrated in one area with 10 dwellings in just 10% of the available site. A wildlife survey needs to be carried out. Some concerns about the style of the 3 detached houses and the fact they are not energy efficient. If modern in style then they should also be carbon neutral.	
	P79/6 16/03550/LBC & 16/03549/FUL Proposed two storey rear extension. Candle Cottage Knights Yard, High Street, Castle Cary	
	Less complex than previous proposal and unanimously supported.	
	P79/7 16/03573/FUL Replacement gate at rear of property and repairs to wall. Avenue House, South Street, Castle Cary.	
	Unanimously agreed no objections to this application.	
P80	PLANNING DETERMINATIONS AND HEARINGS	
	P80/1 16/03910/AGN Intent to erect agricultural barn for storage of hay and straw. Prior approval is not required.	
	P80/2 16/03078/LBC Internal alterations and retrospective permission for alterations to rear first floor extension approved under 03/00257/LBC	
P81	Core Strategy and/or section 106	
	CIL (Community Infrastructure Levy) rating should be in place Mid April 2017.	

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P82	In camera session – No items	
	FUTURE MEETING DATES –Monday 5 th December 2016.	
	<p>These minutes are a true and accurate account of the meeting:</p> <p>Signed Chair of Planning Committee</p> <p>Dated: 05.12.2016</p>	
	Document Distribution: Town Councillors, District & County Councillors, Clerks	

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