

CASTLE CARY TOWN COUNCIL PLANNING COMMITTEE
Minutes of Meeting held on Tuesday 6th May 2014 at 6.30pm
The Market House

		AGENDA ITEM	ACTION
1		PRESENT	
		Town Councillors: G.Hayes (Chair), B.Gilbey, P.Steiner, N.Weeks, A.Piggott.	
		County/District Councillors: N.Weeks	
		District Council Officers: None	
		Members of the Public: 2	
2		APOLOGIES L.Tilling, L.Stokes, C.Simcox, S.Snook, T.Philpott, P.Peppin.	
3		DECLARATIONS OF INTEREST N.Weeks expressed an interest in all applications due to his role as a district councillor.	
4		MINUTES OF THE PREVIOUS MEETING	
		Proposed: B.Gilbey. Seconded: P.Steiner.	
5		MATTERS ARISING FROM THE PREVIOUS MEETING (not mentioned on the agenda)	
		None	
6		NEW APPLICATION	
	6.1	14/01547/FUL Erection of single storey extensions to front and rear and conversion of attic to form rooms in the roof space. 17 Millbrook Gardens, Castle Cary	
		The Chair of the planning committee visited the site and was satisfied that there were no issues regarding overlooking of neighbour's property. The Committee studied the plans. It was made aware that several changes had been made to the housing stock in the area and that the proposed alterations to this property were not out of keeping with its surroundings. The Committee decided to support the application.	
		DECISION: Supported unanimously.	
	6.2	14/01437/FUL Erection of a steel portal frame building for use with the existing light haulage business NB Haulage, Torbay Road, Castle Cary	
		The Committee decided to defer this application pending clarification of the change of use issue.	
		DECISION: Deferred pending clarification on change of use.	
	6.3	14/01365/FUL Erection of a PVCu dark woodgrain conservatory at Bluebell Cottage,	

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		Galhampton Road, Galhampton	
		The Committee studied the plans and decided to support the application.	
		DECISION: Unanimously supported.	
6.4	14/01407/FUL	Erection of a two storey side extension and single storey lean to with alterations to garden to create a new vehicular access and two new parking spaces. 45 Victoria Park, Castle Cary.	
		The Committee studied the plans and was in agreement about the extension to the dwelling. In the case of providing off road parking, the Committee decided to support this aim because the site is capable of supporting two vehicles. The fear is that similar applications for off road parking will propagate along the cul de sac. Such an arrangement could still provide on road parking between driveways.	
		DECISION: Supported unanimously	
6.5	14/01639/OUT	Residential development of land for bungalows. Alma Field, South Street, Castle Cary.	
		<p>The Committee listened to representation made by Alice Knight of 4 Alma Field. She is concerned that the major part of the site lies outside of the Settlement Boundary and encroaches upon open countryside not designated for growth. The site is also immediately next to a conservation area. Another concern is the inadequacy of the roads serving the site, namely South Street, Cockhill Elm Lane and the service road. She considers the junctions of these roads to be extremely dangerous in terms of inappropriately parked vehicles, vehicles turning at the junctions and busses having to negotiate various obstacles in order to make their way.</p> <p>Mary Sanderson of 5 Alma Field is concerned about the increase in traffic to and from the site and also considers the site too small for the proposed number of dwellings.</p> <p>Mr Christopher Hurd copied a letter to the Town Council that he had previously sent to the Planning Officer dealing with this application. He itemised his objections as follows:</p> <ol style="list-style-type: none"> 1, Detrimental impact upon residential amenities. 2, Development is out of scale to the existing property layout. 3, Vehicular access. 4, Historical and Archaeological site. 5, Flora and Fauna. 6, The proposed development is outside the development boundary of Castle Cary and to comply with Government guidelines there are more suitable areas for development. <p>A letter to the Town Council from the owner of Beggars Roost was put before the Committee. It raised concerns about issues related to an increase in traffic movements.</p> <p>The Committee studied the application plans and was in agreement that it</p>	

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		<p>could not support this application due to the following observations:</p> <ol style="list-style-type: none"> 1. The majority of the site is outside the current Settlement Boundary. 2. The housing density for the site is too high when compared with the housing density of the surrounding area. 3. Access to the site will be via South Street and Cockhill Lane and the service road. The latter road is somewhat restrictive whilst the other two become hazardous when obstructed by inappropriately parked vehicles, which is usually the case. 4. An archaeological report commissioned by the owner of the Bay Tree restaurant in support of a previous application for that site revealed the presence of archaeological artefacts on the Alma Field site. These are in the form of tunnels and remnants of walls etc. The Committee considered that an exhaustive archaeological search should be made of the area before any consideration can be given for site development. 5. It is current Highways policy not to allow vehicles from more than 5 dwellings to emerge on to a road from a cul de sac. The existing cul de sac accommodates vehicles from 6 dwellings. This application seeks to increase the amount to 11 dwellings. <p>The Annual Monitoring Report (AMR) states that SSDC has a shortfall in its 5 year land supply. This shortfall applies across the whole area administered by SSDC. In the case of Castle Cary, the shortfall is stated as 25 dwellings between now and the year 2018. Such a shortfall will pale into insignificance when the proposed developments either side of Station Road come to fruition.</p>	
		DECISION: Not supported. Unanimous.	
7		PLANNING DETERMINATIONS AND HEARINGS	
	7.1	<p>14/00612/FUL Demolition of existing extension and erection of new single storey flat roofed dining and hallway extensions. Avalon House, South Street, Castle Cary.</p> <p style="text-align: right;">APPROVED</p>	
	7.2	<p>14/00153/LBC Opening between kitchen and adjacent dining room. Beechfield House</p> <p style="text-align: right;">APPROVED</p>	
	7.3	<p>14/00297/FUL Erection of two storey side extension and alternations to include new windows and a new roof. R.Gilbey</p> <p style="text-align: right;">APPROVED/NOW WITHDRAWN</p>	
	7.4	<p>14/00076/FUL Erection of single storey industrial building and two storey portacabin site office (retrospective) – Bull Farm, Dimmer</p> <p style="text-align: right;">APPROVED</p>	
	7.5	<p>14/00630/COU Change of use sitting room to mixed residential and pop up restaurant.</p>	

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		Brookfield, Station Road.	APPROVED
8		CORE STRATEGY / CIL/106 Agreement discussion and Nomination of Project Leader	
		Not discussed	
9		USE OF 106 MONIES – suggested areas for use (initial preparation for display at Annual Town Meeting)	
		Not discussed	
10		FUTURE MEETING DATES 2nd June 2014	
		These minutes are a true and accurate account of the meeting: Signed Chairman of Planning Committee Dated:	
		Document Distribution: Town Councillors, District & County Councillors, Clerks	