

CASTLE CARY TOWN COUNCIL PLANNING COMMITTEE
Minutes of Meeting held on Monday 2nd June 2014 at 6.30pm
The Market House

	AGENDA ITEM	ACTION
1	PRESENT	
	Town Councillors: G.Hayes (Chair), B.Gilbey, N.Weeks, T.Philpott, L.Tilling, P.Peppin, L.Stokes, S.Snook (part time).	
	County/District Councillors: N.Weeks	
	District Council Officers: None	
	Members of the Public: 6.	
2	APOLOGIES	
	A.Piggott, P.Steiner.	
3	DECLARATIONS OF INTEREST	
	N.Weeks expressed an interest in both applications due to his role as a District Councillor and took no part in the voting. G.Hayes and T.Philpott expressed an interest in application 14/02134/FUL and took no part in the discussion or vote. G Hayes did not declare an interest until the end of the discussion.	
	The way the meeting would be conducted was not explained to those members of the public and interested parties who wished to speak.	
6.2	14/02134/FUL Permanent retention of a monopitch south facing pole barn and attached greenhouse lean-to. Continued retention of existing potting shed static caravan for five years. Retrospective permission for a detached greenhouse and an existing third polytunnel. Land adjoining Cary House, South Cary Lane, Castle Cary	
	G.Hayes expressed a personal interest in this application and took no part in the discussion or vote but continued to hold the chair. Again G Hayes did not declare an interest until the end of the discussion. The applicant seeks permission for the following: <ol style="list-style-type: none"> 1. To permanently retain on site a mono-pitch pole barn that should have been removed from site on or before 28th May 2013. 2. The continued retention for 5 years of a static caravan used as a potting shed that should have been removed from site on or before 28th May 2013. 3. Retrospective planning permission for a detached greenhouse. 4. Retrospective planning permission for an existing polytunnel. The chairman invited the applicant, Alex Simons, to make representation, Alex explained the process whereby seedlings are grown in the greenhouse then potted on and subsequently placed in the poly tunnels. Mr Charles Simons asked to speak but was not allowed. The chairman invited Mr Bob Aubertin of 'Turnbills' South Cary Lane to	

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address the committee. Mr Aubertin read out a prepared statement which contained background facts, the present situation and comments on the new application.

Mr Aubertin was allowed to speak for nearly 10 minutes. Standing orders only allow 3 minutes.

In the past, the roof over the caravan was never referred to as a monopitch pole barn. It was simply referred to as a static caravan with a roof over. The caravan and the roof should have been removed and the site restored to its original condition on or before 28 May 2013. It was not removed.

There was to be no on site sale facilities. A current photograph of a produce sale sign associated with the site was shown to committee members.

Not all committee members were shown this photograph.

The reason for this planning application is because the applicant is in breach of planning conditions laid down in the current grant of planning permission dated 28 May 2010. It was made clear that each and every condition should be complied with or enforcement action may be taken.

The very large caravan with galvanised roof and stainless steel chimney positioned as it is, is already very detrimental to the visual impact from an amenity point of view. As a potting shed it is huge, measuring 10m x 3m. The proposal to clad the existing building will only make the negative impact even greater.

We feel very strongly that no permission be granted on any buildings on a permanent basis.

How can we be confident that any possible future planning consent which may be subject to planning conditions will not be infringed in the future when they are being infringed right now.

Mr Charles Simon pointed out that most of the conditions of the previous application had been complied with and that no-one was trying to break the law.

Mr Simon was allowed a very brief period to speak. G Hayes said that the time allowed to speak had been used up. He did not elaborate any further.

The committee studied the plans and comments were recorded.

If the planning enforcement procedures were ineffective then what is the purpose of going through an application process where any condition imposed is accepted or ignored at will.

On viewing the sketch of the cladding proposed for the potting shed, the current application seeks to encase a rough looking box in an another rough looking box.

It would be better to grow plants up and around the caravan.

This scale of roadside sales is so low that there is no problem. Ad hoc materials are better than purpose built constructions and create a better environment. Another 5 years of use of the potting shed but not in perpetuity.

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	<p>This is a small business with modest selling which is no different from others selling casually.</p> <p>Sufficient planting to screen potting shed from amenities.</p> <p>The initial intention of members of the Committee was to approve this application with conditions by a majority of 3 votes to 1 with abstentions.</p> <p>Members of the committee were not clear what proposal they were voting on. G Hayes did not clarify the proposal.</p> <p>It was pointed out by Councillor Weeks that by doing so it would open the way to a permanent structure in the future due to the wording of the application which seeks to permanently retain on site a mono-pitch pole barn.</p> <p>On further consideration, the Committee decided not to support this application by 2 votes to 1 with abstentions</p>	
	<p>DECISION Not supported by 2 votes to 1 with abstentions.</p> <p>The number of abstentions was not recorded.</p>	
	<p>These minutes are a true and accurate account of the meeting:</p> <p>I do not believe these minutes are accurate and I would not support them.</p> <p>Liz Stokes. Chair of CCTC</p> <p>Signed Chairman of Planning Committee</p> <p>Dated:</p>	
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