CASTLE CARY TOWN COUNCIL PLANNING COMMITTEE
Minutes of Meeting held on Monday 7th July 2014 at 6.30pm
The Methodist Church School Room

		AGENDA ITEM	ACTION
1		**PRESENT**	
		Town Councillors: Pek Peppin (Chair), Terry Philpott, Bob Gilby, Liz Stokes, Judi Morison, Angela Piggott, Nick Weeks	
		County/District Councillors: None	
		District Council Officers – Nick Weeks	
		Members of the Public: 43 members of the public & Stephen Davy-Osborne, Western Gazette.	
2		**APOLOGIES**	
3		**DECLARATIONS OF INTEREST** N.Weeks expressed an interest in all applications due to his role as a District Councillor and took no part in the voting. T.Philpott expressed an interest in application **14/02407/COU** and took no part in the discussion or vote.	
4		**MINUTES OF THE PREVIOUS MEETING**	
		Deferred to the August meeting.	
5		**MATTERS ARISING FROM THE PREVIOUS MEETING (not mentioned on the agenda)**	
		There were no matters arising.	
6		**NEW APPLICATION**	
	6.1	**14/02407/COU** Change of use of shop to a one bedroom flat. 3 Lower Woodcock Street, The Triangle, Castle Cary	
		Concern was expressed that the efforts to market this property as a commercial enterprise had been very low key, the out of town agents had been difficult to contact. Councillors felt it was very important to maintain retail and business opportunities for smaller investors as this added to the diversity of the independent shops in Castle Cary. They recommend that efforts should be made to re-market, using a local estate agent, as a shop or other business premises and permission should not be given for the change to residential use. Business premises in the town are at a premium and should be retained.	
		DECISION – not supported, unanimous.	
	6.2	**14/02020/OUT** Up to 165 houses, 2 Ha of employment land, a road linking Torbay Road with Station road, safe guarded site for a new primary school and green infrastructure.	

		Land between Torbay Road and Station Road, Castle Cary.	
		The chair reminded the meeting that the application needed to be looked at in isolation and not take into account other possible developments in the area. Terry Philpott informed the meeting that the District Council Local Plan covers the period to 2028 and is currently with the inspectorate awaiting approval. This includes 400 houses for Castle Cary. The Town Council have already commented that this is too many. Councillors heard representation from members of the community expressing serious concern about this development. Points covered included: • Overwhelming size of development • The need to ensure diversity of employment opportunities • A recommendation that a Neighbourhood Plan is established • Dangerous entry and exit to and from the site • Size of home and outside space not suitable for families • Traffic impact on already busy roads and lanes in surrounding area • Need to keep the primary school in the centre of the town,. • Unfair allocation of 106 monies • Green field development while derelict sites remain unused • Size of development, town not equipped for this • Infrastructure will not be able to cope • Risk of supermarket addition and the effect on the town • Poor presentation and background work by highways and SSDC • Should not be considered in isolation other development in vicinity would have a knock on effect. The meeting was reminded that the Town Council can only make observations on the planning application. If SSDC recommend approval the matter will be referred to the Area East Committee. Nick Weeks assured everyone that this committee would meet in Castle Cary and specifically for this one application. A request would be made that a representative from Highways was present. Councillors had all studied the plans prior to the meeting and took the above points into account. Without exception there was full agreement with the concerns raised. Pek Peppin proposed that the Town Council oppose this application on the following grounds, seconded Angela Piggott and agreed unanimously. **Consideration of the bigger picture essential** This application should not be considered in isolation. The bigger picture needs to be considered. There will be the additional effects of other already approved applications in the area such as Well Farm as well as others alleged to be in the pipe line. **Size and concept** This development would be totally overwhelming to our unique Market Town and Castle Cary is unanimous in its view that the town is not ready for and does not need a development of this size at this time. This development will quickly take the town near its minimum recommended	

		number of new houses under the local plan, how many more will there be by 2028? **Roads and Access** The main A road serving the town is the A371 which has two notable pinch points – the railway bridge and the lights on Ansford Hill. This road is already over full and dangerous. The smaller roads in and around the proposed development are already under considerable pressure with weight limits ignored and rat runs established through narrow lanes. We cannot take increased volumes of traffic. Highways have failed to take this into account in their considerations and it is a major concern that entry and exit to the new site are proposed on blind corners. There are insufficient safe routes for walking or cycling for access to town or schools. **Density** Many of the proposed homes are very small with little or no garden space - not suitable for raising a family. A complete lack of opportunity to enjoy outside environment and inadequate play areas for children. **Erosion of Countryside.** This represents an erosion of countryside and inappropriate use of green fields when there are so many undeveloped derelict sites in Castle Cary. **Infrastructure** The roads, health and other professional services will not cope with such a sudden a large change. **Employment** We consider it essential that employment opportunities are in place prior to the housing development. These need to be new initiatives and include small micro ventures and not an extension of existing employers. This town is not suitable for large factories due to the inadequate roads. **School** Neither the School nor the town wish to see the primary school moved out of the town centre. **106 monies** – The town thinks that 50% allocation of the 106 monies from this development is outrageously mean.	
		DECISION **Unanimously opposed.**	
	6.3	**14/02718/LBC** Retention of alterations to window, down water and sewerage pipework, internal doorway and alteration to inner utility room. 4 Upper High Street, Castle Cary	
		The work detailed in the plans had been completed without the prior LBC approval although numerous attempts to meet the Planning Officer had been made and were documented. The Chair had visited the site and found all the works to be completed in a sympathetic way and to a high standard. The Town Council does not condone work requiring Listed Building Consent being carried out prior to the consent being obtained. However the work has been completed to a high standard and the Town Council support this retrospective application.	

		DECISION: Unanimously supported.	
7		**PLANNING DETERMINATIONS AND HEARINGS**	
	7.1	**14/02134/FUL** Retention of monopitch pole barn, greenhouse & lean to. Potting shed and caravan. Retrospective permission for greenhouse and polytunnel. **WITHDRAWN**	
	7.2	**14/02140/LBC & 14/02139/FUL** Erection of replacement garage, workshop & store The Old Rectory Church Street Castle Cary **APPROVED**	
8		**CORE STRATEGY /** CIL/106 Agreement discussion	
		Not discussed	
9		**USE OF 106 MONIES** – nothing added to previous discussions.	
10		**Neighbourhood Plan** Arising from a suggestion during discussion on the Torbay/Station Road development Angela Piggott suggested that we should start to look at the feasibility and benefit of establishing this plan using the expertise of volunteers from the community. Nick Weeks referred to the cost involved in having any plan ratified by the appropriate inspector and the preparation for this. Terry Philpott suggested that we might be able to establish our own Neighbourhood Plan but not apply for the Inspector approval, simple use it as a reference document and work to the constraints set within the plan. Nick Weeks to obtain templates for this document. Offers of help from members of the community were invited with a view to forming a sub committee to investigate a way forward.	
11		**Constitutional Club** A member of the public raised a concern that local residents who had for many years been able to park in the Consti car park had been asked to move following the recent sale and now had no off street parking. Nick Weeks informed the meeting that attempts had been made to register the club as a Community Asset but legalities attached to the liquidation process had hindered this. The Town Council were unable to offer any solution regarding the parking except for residents to make contact with the new owners.	
11		**FUTURE MEETING DATES** 4th August & 1st September	
		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	