

CASTLE CARY TOWN COUNCIL PLANNING COMMITTEE
Minutes of Meeting held on Monday 1st September 2014 at 6.30pm
The Market House, Castle Cary

		ACTION
	PRESENT	
	Town Councillors: Pek Peppin (Chair) Bob Gilbey, Sally Snook, Judi Morison, Lis Stokes, Penny Steiner, Angela Piggott (minutes)	
	County/District Councillors: Nick Weeks	
	District Council Officers –	
	Members of the Public: Mr & Mrs House, Mr & Mrs Fletcher	
1	APOLOGIES Laura Tilling	
2	MINUTES OF THE PREVIOUS MEETINGS (August)	
3	MINUTES OF THE PREVIOUS MEETINGS (June) Amend to Mr & Mrs Simon. Also Sally Snook NOT present.	
4	MATTERS ARISING FROM THE PREVIOUS MEETING (not mentioned on the agenda) None	
5	DECLARATIONS OF INTEREST NW re John Churchouse’s Solar Array	
6	Angela Piggott previously appointed	
7	NEW APPLICATIONS PP re-ordered the agenda items as interested parties present	
7.2	14/03456/FUL Repairs and external alterations to garage and stable building for use as ancillary annexe accommodation. Limestones, South Street, Castle Cary	
	<p>Previous application for conversion of building for holiday let withdrawn on advice of planning officer - due to lack of parking and turning space.</p> <p>Neighbouring and adjoining West View’s residents Mr & Mrs Fletcher’s objections (3 mins):</p> <ul style="list-style-type: none"> • Compromise privacy (at rear)– overlooked and added noise. • Staircase planned against party wall with no provision for sound proofing • Dangerous access onto South Street <p>Mr Graham House (3mins)</p> <ul style="list-style-type: none"> • “ Incidental to the main house therefore doesn’t need planning permission” • However external alteration do... • There are no changes to existing entrances and exits • Screening on staircase to minimise lack of privacy • Dropping level of concrete space at rear. <p><u>Observations / Recommendations from committee:</u></p> <ul style="list-style-type: none"> • SS queried any change of use and suggested the 	

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		<p>Annexe be tied to Limestones via 106 agreement</p> <ul style="list-style-type: none"> • NW within conservation area – attention to materials used. • PS Refurbishment welcomed • NW Highways to assess entrance and visibility • Suggestion that rear access is closed as the front stable door is main entrance and sufficient. 	
		<p>DECISION – Agreed (2 For/ 2 Against/ 2 Abstentions. Chair then voted For) Conditions: Party wall issue to be sorted The annexe to be linked by 106 agreement to main house so that it cannot be sold separately. Issues of privacy at the back to be sorted by screening or having the back door non-opening. Issues of gates to site/access to be looked at again in the light of current traffic problems in south Street.</p>	
	7.3	<p>14/03587/FUL Installation of standalone solar PV modules and associated infrastructure (GR:364333/131490) Land at Manor Park Farm, The Park, Castle Cary</p>	
		<p><u>Observations / Recommendations from committee</u></p> <ul style="list-style-type: none"> • The Solar Array will cover 6 acres at a height of 1-1.5 metres • The application is for 30 years • That there should be NO site entrance or movement via The Park due to Primary School's position 	
		<p>DECISION Unanimously agreed</p>	
	7.1	<p>14/03629/FUL Erection of 2 storey rear extension 11, Greenway Close, Castle Cary</p>	
		<p><u>Observations / Recommendations from committee</u></p> <ul style="list-style-type: none"> • The plans received did not show the amendments to rear window discussed on site 	
		<p>DECISION: Unanimously agreed</p>	
	8		
	8.1	<p>14/02628/FUL Installation of new window on front of GP Surgery</p> <p style="text-align: right;">APPROVED</p>	

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8.2	14/02956/S73A Vary condition ref development at The Two Swans	APPROVED
8.3	14/02718/LBC Retention of alternations to windows, down water, sewerage, pipework, internal doorway and alterations to inner utility room.	REFUSED
9	LOCAL PLAN NW explained that the Local Plan is out for 6 week consultation and should be in place after Christmas.	
10	CORE STRATEGY / CIL/106 Agreement discussion	
11	FUTURE MEETING DATES 6 th October, 3 rd November	
	These minutes are a true and accurate account of the meeting: Signed Chair of Planning Committee Dated:	
	Document Distribution: Town Councillors, District & County Councillors, Clerks	