

CASTLE CARY TOWN COUNCIL PLANNING COMMITTEE
Minutes of Meeting held on Monday 6th October 2014 at 6.30pm
The Market House, Castle Cary

	AGENDA ITEM	ACTION
1	PRESENT	
	Town Councillors: Pek Peppin (Chair), Laura Tilling, Bob Gilby, Sally Snook, Judi Morison and Nick Weeks.	
	County/District Councillors: Nick Weeks	
	District Council Officers –	
	Members of the Public: 26 members of the public including Mr & Mrs Cave (applicants), Steve Hoskins (A2a Chartered Surveyor) Tony Brimble (agent) and Barbara Richardson representing Yarlinton Housing.	
2	APOLOGIES	
	Penny Steiner, Angela Piggot, Colin Simcox and Liz Stokes	
3	DECLARATIONS OF INTEREST	
	N.Weeks expressed an interest in all applications due to his role as a District Councillor. He also informed the meeting that he was related to the applicant re Foxes Run Development. J. Morison declared an interest in application 14/03960/FUL.	
4	MINUTES OF THE PREVIOUS MEETING – 1st September	
	Proposed by Judi Morison, seconded Sally Snook and unanimously agreed that these be approved.	
5	MATTERS ARISING FROM THE PREVIOUS MEETING (not mentioned on the agenda)	
	None	
6	NEW APPLICATION	
	6.1 14/04031/OUT Develop land for residential purposes with the erection of 29 no dwellings and the formation of vehicular and pedestrian access including pedestrian access to Remelard Court. Land adjacent Foxes Run, Bridgwater Buildings, Castle Cary	
	The Chairman reminded the meeting that this application was refused in April 2013 and an appeal lost in December 2013. The appeal refusal was based on the lack of footpath through Remelard Court to the town. This has now been rectified and hence the re submission of the application. The Chair invited members of the public to address the meeting through the chair for a maximum of 3 minutes.	
	John Cole – outlined concerns regarding safety issues in Mill Lane if there are to be more people using it. Naive to say that it will not be a ‘rat run’. People not used to the road will turn into a one way road with no vision of what might be happening on that highway.	

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	One way road means residents in Bridgwater Buildings will have to go through Brookfield into Torbay Road and then out into Station Road, just to get into town.	
	Jackie King – Parking is a problem for residents in Bridgwater Buildings now, often no room and need to use Brookfield Estate or the Consti Club car park. Where will people park, are they expected to sell their cars. If parking in Brookfield will have to walk back home up the one way system against the traffic.	
	Lyn Johnstone – referred to SSDC statement regarding highway matters, any change to road status for Mill Lane will result in a loss of amenity for the residents.	
	Jean Joy – the road line was removed in the mid 80s. Brookfield was never designed as a link road. Either agents or Highways department have proved that Brookfields has more capacity to accommodate extra traffic. New bollards installed recently are the first attempt at safety improvements in six years. The disadvantages of this development far outweigh the advantages.	
	B Doggrell – lives alongside where the road through will be established. When Brookfields was built it was stated and properties sold as within a cul de sac – how can this suddenly change.	
	Barry Joy – the access statement for this application is no different than the previous one. He believed Highways were negligent in the information they provided to the Appeals Inspector, they showed a lack of duty of care. There will be an obvious loss of residential amenity if this proposal is approved. Safe and suitable access has not been provided. Highways need to review this now.	
	Pip Rabbidge – most houses have 2 parking spaces, her house has 4 cars so an obvious problem on Brookfield estate. Zebra Crossing will be needed to children's play area to provide some safety measure if changes made.	
	Mr & Mrs Booker – statement read requesting the Town council to recommend refusal . There are no changes to this plan from the original one. The erection of 2 dwellings was the Planning Officer's original recommendation but this has been ignored. Access makes the site completely unsuitable for such a large development.	
	Mrs Horsfall – informed the meeting that a petition had been sent on behalf of Millbrook Gardens Residents Association.	
	In a short question and answer session Barbara Richardson, Yarlinton Homes confirmed that only pedestrian access had been granted in the right of way easement negotiated. The money from this easement would be ring fenced for the sole benefit of residents in Millbrook and Remelard Court. Brian Doggerell asked how will lorries access Mill Lane. Steve Hoskins confirmed that part of Highways role is to review access for emergency and utility vehicles and no queries had been raised.	

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		Rosie White who lives in Torbay road added her concerns about the amount of traffic and subsequent safety issues.	
		DECISION –	
		<p>Councillors have serious concerns about access, increased traffic flow, parking and road safety in the immediate area. There would be a detrimental effect on the lives of people living in Mill Lane, Brookfields and Torbay Road, there is no capacity here to deal with the increased traffic flow.</p> <p>Any building on the Foxes Run site needs to be re-thought, the site, because of the access issues, is only suitable for a much smaller number of houses.</p> <p>The town council specifically request that, as required under European Legislation, the SSDC Planners ensure that when considering this application they take into account the cumulative environmental effect of the multiple applications in Castle Cary and Ansford at this time and those pending.</p> <p>It is noted that only 8 of the 29 houses are orientated in such a way as to make photovoltaics on the roof viable. Changes in legislation may mean that this lack of provision could be brought into question.</p> <p>The site is situated in the most sensitive part of Castle Cary historically and archeologically and there is evidence of pre-Roman occupation in this area. The appearance and layout of the site suggests it could well have been used in Anglo Saxon times as an open air meeting place or Moot. An archeological survey would be very appropriate to ensure protection of this potentially historical site.</p> <p>Unanimously agreed to recommend refusal of this application.</p>	
		Nick Weeks said that if the application was referred to Area East Committee he would ensure that the meeting took place in Castle Cary and in an evening. Interested parties were encouraged to attend.	
	6.2	14/04245/S73A Revision of access, junction and visibility splay onto Cumnock Road The Nurseries Upper High Street Castle Cary	
		<p>Councillors welcomed the indication that this Brown Field site may be developed in the near future.</p> <p>However it was considered that the proposed access plans are not</p>	

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	<p>suitable and need to be amended.</p> <p>A second set of traffic lights within a short distance is likely to cause disruption to the traffic flow. A mini roundabout to allow traffic merging would be a better and more practical solution. This would also aid traffic calming on this fast stretch of road.</p> <p>There is vehicle right of way to the rear of Cumnock Terrace from the main road and, again, a roundabout would make access to this easier and safer. Important that the right of way for these residents is protected.</p> <p>The zebra crossing shown on the plan appears to cross from a footpath to an area with no footpath. A crossing at a sensible point on this stretch of road would be very welcome.</p> <p>Councillors felt it is essential that the best option is found for this access issue as it will also serve any future development on the old BMI site.</p>	
	<p>DECISION Recommend refusal of the proposed access proposals and suggest the proposals listed above.</p>	
6.3	<p>14/03960/FUL Installation of photovoltaic solar panels on flat roof of existing rear extension. Roslyn, South Street, Castle Cary. Judi Morrison took no part in this agenda item.</p>	
	<p>No objections had been received.</p>	
	<p>DECISION: Recommend approval.</p>	
6.4	<p>14/03876/LBC Convert part of roof space to form an ensuite bathroom, insertion of an access stair from a first floor bedroom and installation of a conservation roof light. The Old Vicarage, Church Street, Castle Cary</p>	
	<p>This small bed & breakfast business is an asset to Castle Cary and the proposed changes would aid this and cause no adverse external visual effect.</p>	
	<p>DECISION: Recommend approval - unanimous</p>	
6.5	<p>14/02158/ADV</p>	

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	<p>14/02160/LBC Display of new noticeboard and information sign and repositioning of existing signage The Market House Market Place Castle Cary</p>	
	<p>DECISION Unanimously recommend approval.</p>	
7	PLANNING DETERMINATIONS AND HEARINGS	
7.1	<p>14/03222/FUL Erection of a single storey extension to rear of property at Tor View Cottage, Galhampton Hill.</p> <p style="text-align: right;">PERMISSION GRANTED</p>	
7.2	<p>14/03094/FUL Replacement window on front elevation. Additional flight of stairs and new window opening to stairwell, including dormer to create a protected stairwell to attic space. Greystones, South Street, Castle Cary.</p> <p style="text-align: right;">PERMISSION GRANTED</p>	
8	<p>CORE STRATEGY / CIL/106 Agreement discussion</p> <p>Not discussed</p>	
9	USE OF 106 MONIES - no updates	
10	<p>FUTURE MEETING DATES 3rd November, 1st December</p>	
	<p>These minutes are a true and accurate account of the meeting:</p> <p>Signed Chair of Planning Committee</p> <p>Dated:</p>	
	<p>Document Distribution: Town Councillors, District & County Councillors, Clerks</p>	