

**CASTLE CARY TOWN COUNCIL PLANNING COMMITTEE**  
**Minutes of Meeting held on Monday 3<sup>rd</sup> November 2014 at 6.30pm**  
**The Market House, Castle Cary**

		<b>AGENDA ITEM</b>	<b>ACTION</b>
<b>1</b>		<b>PRESENT</b>	
		Town Councillors: Pek Peppin (chair) , Liz Stokes, Penny Steiner, Angela Piggott, Nick Weeks, Sally Snook, Bob Gilby.	
		County/District Councillors: Nick Weeks	
		District Council Officers –	
		Members of the Public: Mr K Ward, Mr & Mrs D Wood, Mr K Knight Mr T Connelly	
<b>2</b>		<b>APOLOGIES</b>	
		Judi Morison and Laura Tilling	
<b>3</b>		<b>DECLARATIONS OF INTEREST</b>	
		N.Weeks expressed an interest in all applications due to his role as a District Councillor and The Foxes Run on a personal level. L.Stokes declared a personal interest in applications relating to Priddle Hill Farm. Mrs P Steiner declared a personal interest in the Cary Brook application.	
<b>4</b>		<b>MINUTES OF THE PREVIOUS MEETING – 6<sup>th</sup> October</b>	
		Agreed with a correct to a spelling.	
<b>5</b>		<b>MATTERS ARISING FROM THE PREVIOUS MEETING (not mentioned on the agenda)</b>	
		None	
<b>6</b>		<b>NEW APPLICATION</b>	
	<b>6.1</b>	<b>14/04031/OUT</b> Amended plans/additional information. Develop land for residential purposes with up to 29 dwellings and the formation of vehicular access via Brookfields with a pedestrian access to Remelard Court. Land adjacent to Foxes Run off Brookfield and Mill Lane Castle Cary	
		This application had been dealt with at the previous planning meeting. An amendment has now been submitted showing the position of the footpath from the development through Remelard Court. Mr Ward asked if the footpath would go ahead regardless of the outcome of the planning application, it was thought that the path was tied to the approval of the development. Mr Ward said residents in Remelard Court and Millbrook Gardens who were mainly elderly did not welcome the additional pedestrian traffic from the foot path. The committee advised Mr Ward that the residents need to ensure their objection is registered with SSDC.  Mr Wood raised concerns about traffic and the chair pointed out	

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		<p>this had been dealt with already.</p> <p>In reply to a question the Chair confirmed that the amendment received did not refer to any changes under the local plan.</p>	
		<p><b>DECISION</b></p> <p>Councillors felt that the footpath was part of a development they were not in favour of and could not therefore support the amendment.</p>	
	<b>6.2</b>	<p><b>14/03818/FUL</b></p> <p>Demolition of sheds, erection of a cottage style house (part 2 storey, part single)</p> <p>Knights Yard, Castle Cary</p>	
		<p>Mr Wood spoke to the meeting demonstrating with a model the proposed development in Knights Yard. He confirmed that no windows would overlook the adjoining property, Cobblers Last. There have been no objections from neighbours and the proposal would be visually much better than the existing mix of out buildings, the roof line would be raised by just 4%.</p>	
		<p><b>DECISION</b></p> <p>Councillors felt the development was in line with their commitment to see brown field sites developed and supported the application unanimously.</p>	
	<b>6.3</b>	<p><b>14/04360/FUL</b></p> <p>Erection of a single storey garden room extension</p> <p>1 Greenway Road</p> <p>Castle Cary</p>	
		<p>The garden room extension is set well back from the road and is in line with the extension on the adjoining property. No objections have been received from neighbours.</p>	
		<p><b>DECISION</b></p> <p><b><i>Supported unanimously</i></b></p>	
	<b>6.4</b>	<p><b>14/03936/FUL</b></p> <p>Erection of a hobby room, car port and additional parking (retrospective application)</p> <p>2 Rowells Place, Castle Cary</p>	
		<p>The room and car port had been erected prior to the permission being applied for but this should not influence any decision. One</p>	

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	<p>letter of objection and one of support had been received.</p> <p>It was noted that the building was not within the curtilage of the applicants house and had the proper process been followed owners of adjoining properties and the Town Council would have had the opportunity to express their views to SSDC prior to the work being carried out. The building is completely separate and away from the applicants home, is not particularly attractive and is quite prominent as you travel down Torbay Road.</p>	
	<p><b>DECISION:</b>  The committee were unanimously opposed to retrospective permission being granted.</p>	
<b>6.5</b>	<p><b>14/04582/FUL</b>  Erection of concrete batching plant and associated offices, access road, aggregate storage are, parking, drainage, boundary treatment and landscaping. (Revised proposal)  Land at Camp Road, Dimmer Lane, Dimmer, Castle Cary</p>	
	<p>This was a new application with only slight differences to an earlier one which had been rejected by SSDC and the Appeals Inspector. The Inspector had listed the unsuitability of local roads to deal with the additional HGV traffic. As the concrete batching industry is customer led no accurate prediction of traffic flow could be given. The Dimmer site is smaller than the existing site in Evercreech, but as Evercreech is not running at full capacity the Dimmer site on full capacity could easily have more than the 65r vehicle movements per day recorded at Evercreech.</p> <p>The Inspector had found the B3153 completely unsuitable for the increased traffic flow and nothing had changed here and the danger to pedestrians and cyclists remained high.</p> <p>Mr Wood pointed out that part of the production process would require the washing down of vehicles and this was often done late in the day and was a noisy process. In addition to the ready mix lorries going out there would be the delivery of aggregate.</p> <p>Mr Knight pointed out the differing operating times referred to in various parts of the supporting documents within the application. He referred to the proposed noise barrier between the batching plant and his home. He felt this would be ineffective and serve to cause problems by preventing smoke from this wood burning stove escaping. An acoustic expert had assessed the noise levels likely to be generated by the washing down and other activities and his</p>	

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	<p>opinion was that there would be a detrimental effect on the immediate surround area.</p> <p>Councillors noted that the highways report appeared to be contradictory. Times given for public transport for employees to get to the site did not tie in with the working hours on the application. The audacity of re-submitting this application was commented on.</p> <p>Councillors felt that previous objections based on the increased use of a B road by numerous HGFV vehicles and the effect on the local environment had not changed and they unanimously recommend that SSDC refuse the application.</p>	
	<p><b>DECISION</b>  Councillors felt that previous objections based on the increased use of a B road by numerous HGFV vehicles and the effect on the local environment had not changed and they unanimously recommend that SSDC refuse the application.</p>	
<b>6.6</b>	<p><b>14/04578/ADV &amp; 14/0778/LBC</b>  Display of one projecting hanging sign at Old Bank House, High Street, Castle Cary and cladding of door</p>	
	<p>It was felt that the proposals would improve the appearance of a very old building. Suggested that the sign would be better positioned at the end of the property nearest to Lush's Shop to avoid damage from lorries that often mount the pavement.</p>	
	<p><b>DECISION</b>  The applications were supported unanimously.  There were no objections to a license application at this address.</p>	
<b>6.7</b>	<p><b>14/04455/FUL</b>  Erection of two storey extension and adaptation to rear, extending floor space to ground and first floor lounge area &amp; new extension to incorporate retaining structure to current boundary wall  Cary Brook, Millbrook Gardens, Castle Cary</p>	
	<p>The two storey extension will provide additional facilities for the well used and essential facility for vulnerable members of our community. One suggestion was that bigger windows, particularly on the ground floor would add to the enjoyment of the residents.</p>	
	<p><b>DECISION</b>  There have been no objections received and the committee supported the application unanimously</p>	

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6.8	<b>14/04478/FUL</b> <b>CONSULTATION (Pitcombe Parish)</b> Erection of an agricultural steel frame building for storage of farm machinery and livestock. Priddle Hill Farm Castle Cary		
	<b>DECISION:</b> The committee were surprised at the siting of the proposed building. To construct an agricultural building on adjoining land is not considered appropriate. The building should be kept within the immediate vicinity of existing buildings.		
6.9	<b>14/04705/FULL</b> <b>CONSULTATION (Pitcombe Parish)</b> Removal of existing roof from single storey to form a two storey extension and internal alterations. Valley Head, Priddle Hill Farm, Cary Hill, Castle Cary		
	<b>DECISION</b> No comments or objections		
<b>7</b>	<b>PLANNING DETERMINATIONS AND HEARINGS</b>		
7.1	<b>14/02158/ADV</b> <b>14/02160/LBC</b> Display of new noticeboard and information sign and repositioning of existing signage at the Market House, Castle Cary. <b>APPROVED</b>		
7.2	<b>14/03456/FUL</b> Repairs and external alterations to garage and stable building for use as ancillary annexe accommodation at Limestones, South Street, Castle Cary. <b>APPROVED</b>		
7.3	<b>14/03876/LBC</b> Convert part of roof space to form an ensuite bathroom, the insertion of an access stair from a first floor bedroom and installation of a conservation rooflight. <b>APPROVED</b>		
7.4	<b>14/03960/FUL</b> Installation of photovoltaic solar panels on the flat roof of an existing rear extension. <b>WITHDRAWN</b>		
<b>8</b>	<b>CORE STRATEGY / CIL/106 Agreement discussion</b> No discussion.		
<b>9</b>	<b>USE OF 106 MONIES</b> - Nothing to add to the meeting.		
<b>10</b>	<b>FUTURE MEETING DATES</b> 1 <sup>st</sup> December.		
<b>11</b>	<b>General information</b>		

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	<p>Nick Weeks expressed concern on how some countryside in our area is being spoiled when soil is continually tipped along hedgerows. Often this is a cheaper option than using a licensed site.</p> <p>Nick Weeks, as District Councillor, confirmed that any Area East hearings relating to planning issues in Castle Cary would be heard in the town and at a time which was accessible to all.</p> <p>Nick gave a brief update regarding the Constitutional Club.</p> <p>Efforts are still being to move things forward with Hillcrest School and The Priory.</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><b>Document Distribution:</b> Town Councillors, District &amp; County Councillors, Clerks</p>	