

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

	AGENDA ITEM	ACTION
1	PRESENT	
	Town Councillors: Pek Peppin (Chair), Liz Stokes, Angela Piggott, Bob Gilby, Penny Steiner	
	County/District Councillors: None	
	District Council Officers – None	
	Members of the Public: Mr P Wilson, Mr C Hicks, Mrs H Merrifield and ANO (anon)	
2	APOLOGIES Apologies for absence were received from Nick Weeks, Sally Snook, Laura Tilling, Terry Philpott and Judi Morison.	
3	DECLARATIONS OF INTEREST	
	Liz Stokes declared a personal interest in the parish consultation regarding Priddle Hill. She would contribute to discussion but not vote.	
4	MINUTES OF THE PREVIOUS MEETING	
	Angela Piggott proposed acceptance of the minutes of the meeting held on 3 rd November, seconded Liz Stokes and agreed.	
5	MATTERS ARISING FROM THE PREVIOUS MEETING (not mentioned on the agenda) Item 7.1 – Market House Signs Pek Peppin asked about progress with this project now planning approval is confirmed. No information available, Bob Gilby and Pek Peppin to follow up. Pek will also speak to Peter Bigendon, Liz Stokes will speak with our Property Manager.	PP BG LS
6	NEW APPLICATIONS Information and detailed drawings were displayed on a screen for all planning applications.	
6.1	14/04951/FUL Extension to garden outbuilding The Old Forge, Lower Woodcock Street, Castle Cary.	
	No objections have been received from neighbours, the proposal is not obtrusive in any way.	
	DECISION Supported unanimously.	
6.2	14/04940/LBC Erection of a smoking shelter. The Horse Pond Inn, Castle Cary	

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	<p>The Chair and vice-chair had visited the site and both felt the proposal would be an improvement on the existing smoking shelter on site. The materials proposed including the cedar shingle roof were acceptable.</p>	
	<p>DECISION - Unanimously supported.</p>	
6.3	<p>14/04750/FUL Single storey rear extension together with two sash windows in the East gable wall at ground floor level and the installation of fixed patent glazing to the existing dining area roof. 5 Mount Pleasant, North Street, Castle Cary</p>	
	<p>A visit had been made to the site and it was noted that the proposed development is not overlooked by anyone. There was no obvious reason why this extension should not be permitted.</p>	
	<p>DECISION - Supported unanimously.</p>	
6.4	<p>14/05104/FUL Demolition of retail unit and erection of 3 terraced houses with associated parking. Land adjacent to Dunster House, Woodcock Street, Castle Cary</p>	
	<p>The chair outlined the details of this application explaining that the retail unit, currently Studio 13, would be demolished and the proposal was for a terrace of 3 houses with parking.</p> <p>She invited Mrs Merrifield to speak.</p> <p>Mrs Merrifield outlined the history of the site referring to a historic transfer of land by SCC in return for part of Dunster House and two cottages being demolished for road improvements. She felt the time was now right to put the cottages back, put Cary back to the way Cary was. She pointed out that alternative retail units were available in Castle Cary.</p> <p>Angela Piggott expressed her concern that the proposed three bedroomed houses, obviously aimed at families, did not provide sufficient outside space for children.</p> <p>Penny Steiner had no problems with what she felt was an appropriate use of an empty space.</p> <p>Bob Gilby expressed concern that the provision of only 4 parking spaces would not be sufficient for 3 family homes.</p> <p>Liz Stokes felt the town would be better served by the retention of the retail unit and the erection of 2 homes only, thereby allowing for</p>	

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	<p>sufficient parking and outside space.</p> <p>Pek Peppin referred to the recent loss of the retail unit known as Pantry by the Pond. She felt the proposed homes were economic with space. She also had concerns about the roof line of the proposed development.</p>	
	<p>DECISION</p> <p>Councillors voted 4 to 1 against the proposal on the grounds of the loss of a retail unit, insufficient parking and outside space.</p> <p>Councillors believe that two dwellings of two storeys high would be more appropriate for this site allowing more parking and more outside space.</p> <p>Any development in this area needs to be strictly in keeping with the local environment both in terms of scale and materials used, (building stone, windows etc) and needs to be dwellings of a cottage style.</p>	
6.5	<p>14/05067/LBC</p> <p>Retention of replacement windows on southern and eastern elevations, retention of new internal utility room, retention of new internal door separating annex from remainder of house and retention of flue on west elevation of wood burning stove.</p> <p>Retrospective</p> <p>4 Upper High Street, Castle Cary</p>	
	<p>It was recognised that some of this work had been completed prior to planning permission. The work has been completed in a sympathetic manner and to a high standard, replicating the original appearance.</p>	
	<p>DECISION - Unanimously supported and recommend retrospective permission is granted.</p>	
6.6	<p>14/05070/LBC</p> <p>Retention of replacement windows on west and west elevations.</p> <p>Retrospective.</p> <p>4 Upper High Street, Castle Cary</p>	
	<p>Again the work had been completed prior to permission being obtained. It was noted that the windows were double glazed but their appearance was in keeping with the house and the changes to the layout of the external pipework enhanced the visual appearance.</p>	
	<p>DECISION - Supported unanimously and recommend retrospective</p>	

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		permission be granted.	
6.7	14/05073/LBC	Replace front door, annexe rear door and side door 4 Upper High Street, Castle Cary	
		Councillors had no issue with the replacement of the rear and side doors. However they felt the increase in glazed panels in the front door was not in keeping with the house and would detract from the appearance of the front of the property. Councillors were also opposed to the front door being replaced by a new one.	
		DECISION - Unanimously not supported because of the concerns regarding the front door.	
6.8	PARISH CONSULTATION	Re AH Farming, Priddle Hill Farm, Castle Cary, BA7 7NN (GR: 364847 – 13222) re-modelling of land to make safe for the use of machinery	
		<p>This site is in Pitcombe Parish but as an immediately adjoining neighbour CCTC is being consulted. Permission is sought to fill in land with inert material such as building rubble. 32,000 cubic metres in total over 5 years. The application contains reference to landfill.</p> <p>The Chair invited members of the public to speak (max of 3 minutes)</p> <p>Mr Hicks, who lives close to the site pointed out that the land in question was agricultural land. He expressed serious doubts that the proposal is for agricultural purposes. A variety of businesses operate from the site and a considerable amount of work has been, and continues to be, carried out on the site. He objects strongly to this proposal and has real fears about what will happen in the future.</p> <p>Mr Wilson supported the views above stressing that this is agricultural land. The description of the proposed works is ambiguous but seems to be a move towards an industrial site. A considerable amount of aggregate has been placed on the site already. This had involved noise, increased traffic flow, and dust. He had spoken with Somerset County Council who appeared to be unaware of any application to dump materials, planning applications appear to be happening after the event. The chair encouraged parishioners with concerns to contact our County</p>	

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	<p>Councillor, Mike Lewis.</p> <p>Comments were then sought from Councillors</p> <p>Penny Steiner commented that the application referred to making the land safe for machinery. The land lends itself well to its present use for agricultural, she was very concerned about the implications of this application.</p> <p>Bob Gilby commented on the mobile concrete batching plant currently on site and assumed that this was a temporary arrangement.</p> <p>Liz Stokes reported that the noise levels from this site had increased considerably in recent weeks. The noises were not of an agricultural nature. She felt that the size of the buildings being erected on the site were unusual. The land referred to is suitable for agricultural use and does not need remodelling.</p> <p>A Piggott stressed that this is agricultural land and should remain as such.</p> <p>Pek Peppin commented on how lucrative land fill operations are, she did not feel this application related to agriculture. She had serious concerns about the amount of changes and work carried out on this site during the last 6 months.</p> <p>Part of the work in this application seems to have been done already. This seems to be the normal sequence with work at Priddle Farm site.</p> <p>Councillors were aware that SSDC Planning Officers were currently looking at issues at Priddle Hill.</p>	
	<p>DECISION</p> <p>Having considered all the above comments councillors were unanimously opposed (Liz Stokes not voting) to the application on the grounds of :</p> <ul style="list-style-type: none"> • The site is currently agricultural land and the Town Council feel very strongly that it should remain as such. No remodelling is necessary for continued agricultural use. • They are not convinced that this application is related to agriculture use. • The Town Council is totally opposed to any landfill operation on this site as this will result in <ul style="list-style-type: none"> ○ An increase in noise level. 	

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		<ul style="list-style-type: none"> ○ The increase in traffic flow to and from the site on an already heavily used road. ○ Adverse effect of dust in the immediate vicinity. ○ The desecration of an outstandingly beautiful rural site and agricultural area which is bordered by two national walks – the Macmillan way and the Monarch's Way <p>The Town Council also expressed concern that work appears to be carried out or started prior to planning procedures being adhered to.</p>	
	6.9	Licence applications Noted that licence applications for the Old Bank House and Emily Estate Ltd, Hadspen House.	
7		PLANNING DETERMINATIONS AND HEARINGS	
	7.1	14/03820/LBC & 14/03818/FUL Demolition of sheds, erection of a cottage style house (part 2 storey, part single), Knights Yard, Castle Cary. Mr D Wood APPROVED	
	7.2	14/04360/FUL Erection of a single storey garden room extension, 1 Greenway Road, Castle Cary for Mrs S Bontoft APPROVED	
8		CORE STRATEGY / CIL/106 Agreement discussion	
		No discussion.	
9		USE OF 106 MONIES - Nothing to add to the meeting.	
10		FUTURE MEETING DATES 5 th January 2015.	
		<p>These minutes are a true and accurate account of the meeting:</p> <p>Signed Chair of Planning Committee</p> <p>Dated: 5th January 2015.</p>	
		Document Distribution: Town Councillors, District & County Councillors, Clerks	