

CASTLE CARY TOWN COUNCIL PLANNING COMMITTEE
Minutes of Meeting held on Monday 2nd February 2015 at 6.30pm
The Market House, Castle Cary

		AGENDA ITEM	ACTION
1		PRESENT	
		Town Councillors: Pek Peppin – Chair Terry Philpott, Penny Steiner, Laura Tilling, Bob Gilby, Sally Snook, Judi Morison, Angela Piggott	
		County/District Councillors: None	
		District Council Officers – None	
		Members of the Public: Martin Roberts from Carymoor Parish Council	
2		APOLOGIES	
		Liz Stokes, Nick Weeks	
3		DECLARATIONS OF INTEREST	
		Judi Morison declared an interest in Application 15/00082/LBC Angela Piggott and Terry Philpot declared an interest in application 14/03629/FUL	
4		MINUTES OF THE PREVIOUS MEETING – 5th January 2015.	
		Proposed by Penny Steiner that these be approved, seconded Bob Gilby and agreed unanimously.	
5		MATTERS ARISING FROM THE PREVIOUS MEETING (not mentioned on the agenda)	
		None	
6		NEW APPLICATIONS	
	6.1	14/05623/OUT Demolition of all existing structures (including farmhouse and agricultural buildings) and development to provide up to 125 residential units (including 35% affordable housing) associated landscaping, access and infrastructure. Wayside Farm, Station Road, Castle Cary	
		The above proposal was considered bearing in mind other recent applications for large developments in Castle Cary and Ansford and it was agreed to request SSDC Planners take into account the cumulative environmental effect of the multiple applications in Castle Cary and Ansford at this time and those pending. The proposal to demolish the existing farm with an application already submitted to relocate to Wyke Road was not considered good use of the land in Station Road. This application would bring the total number of houses under consideration to 454, over our set limit up to 2028. Councillors felt that our road system and infrastructure cannot cope with	

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	<p>developments of this size.</p> <p>There is no provision in this application for employment opportunity. The development would have an adverse effect on the character of our town and occupy an area which would be the obvious choice for a relief road in the future.</p>	
	<p>DECISION</p> <p>Castle Cary Town Council unanimously recommend refusal of this application.</p>	
6.2	<p>14/04245/S73A Application to revise conditions ref access, junction and visibility splay of planning approval 03/00100/OUT The Nurseries, Upper High Street, Castle Cary</p>	
	<p>The application referred to an amendment to plans for a development originally approved in 2003.</p> <p>Town Councillors had attended a meeting of Ansford Parish Council recently when representatives from the developers and SSDC had explained the options. The developers have employed a traffic expert who is working with Highways and their recommendation would be a traffic light system, lights as now but also on the entrance to the Nurseries site.</p> <p>Some local residents have a preference for a roundabout. Bob Gilby believed that this was the better solution and decisions should not be influenced by cost. Ms Peppin said she believed traffic lights to be more expensive than a mini roundabout.</p> <p>The traffic lights would be of a high specification reading and responding to traffic and pedestrian need. It was felt likely that traffic lights would assist in slowing traffic down on this stretch of road.</p> <p>The inclusion of pedestrian crossings, under the control of the lights would be a welcome addition.</p> <p>The chair felt in this instance we should trust the judgement of the Planning and Highways department.</p> <p>Terry Philpott suggested that signs just beyond the Wagon and Horses Cross roads warning drivers they were approaching lights would also help to slow the traffic which might in turn ease the recognised dangers of Wagon & Horses junction.</p>	

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		<p>Decision</p> <p>The Town Council supports the revised conditions. (7 for 1 against).</p> <p>A request that Highways ensure adequate signage in appropriate places on the approaches to the traffic lights.</p>	
6.3	14/03629/FUL	Erection of two storey extension amendment to plans. 11 Greenway Road, Castle Cary	
		The Council had considered and approved the original application for this extension. This application relates to a reduction in size following discussion with SSDC Planners after concerns expressed by neighbours. These concerns had referred to loss of privacy, disturbance and issues with broad band supply.	
		<p>DECISION</p> <p>The Town Council have no objection to the amendment (6 votes in favour with 2 councillors not voting)</p> <p>It would be appreciated if awareness could be raised in the planning notification document of the need to ensure broad band supplies are maintained to adjoining properties and that building work only takes place between 8.30 a.m. and 4.30 p.m. Monday to Friday and that dust and noise be kept to a minimum.</p>	
6.4	15/00082/LBC	Replace single glazing for double glazed units and repainting of all window, doors and garden panels. South Dene, South Cary, Castle Cary.	
		<p>It was noted that the windows in the property would remain as now in appearance but would have double glazed units added. The colour of paintwork would change to pale green.</p> <p>Councillors considered this was an acceptable change, saving energy and maintaining the appearance of a listed building.</p>	
		<p>DECISION</p> <p>Recommend approval (7 votes with one councillor not taking part)</p>	
6.5	15/00372/CPO	The construction and operation of a Waste Transfer Station	

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	<p>(including retention of glass bays, garage/workshop, water tanks, weighbridges, parking and staff welfare facilities) Dimmer Waste Disposal Site, Dimmer Lane, CASTLE CARY, Somerset (GR: 361202 - 131384)</p>	
	<p>The Chair outlined the application received to operate a waste transfer station at the Dimmer Site from 2016. The land fill site is now almost full. There had been a promise that when capacity was reached the land would be returned although its use would be limited due to the methane and other materials in the ground. It would seem that this promise is not to be kept.</p> <p>The business links between Somerset County Council, Somerset Waster Partnership and Viridor are not in the public domain and any assurances given originally have been lost in subsequent transfers of ownership.</p> <p>The proposal is to bring non-recyclable waste to dimmer where it would be batched and then transferred to Gloucestershire and possibly at a later stage Avonmouth for incineration.</p> <p>Martin Roberts outlined the objections already made by Carymoor Parish Council.</p> <p>It was understood that the incineration option was far more profitable now than land fill. Judi Morison drew attention to the County Council's financial constraints at present and how any income might reduce cuts in other areas.</p> <p>It was expected that 75,000 tons of materials would be brought in and the same amount transferred back out which would represent a significant increase in traffic flow and possible lorry size.</p> <p>Angela Piggott suggested that we might be able to enlist the help of our local MP to oppose this application.</p> <p>Councillors felt that Dimmer was the wrong place for this development, the approaches to the site are not suitable for the traffic that does and will use them.</p>	
	<p>DECISION</p> <p>Unanimously recommend refusal of the application for the following reasons.</p> <ul style="list-style-type: none"> • Dimmer is connected to the A road system only by the narrow B3153 described by a planning inspector in connection with another nearby application involving HGV movements as having “many characteristics of a country 	

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		<p>lane passing through villages” it has limited width and in many places no footpath. A WTS involves huge numbers of lorry movements and those exiting to take batched waste to Gloucestershire would be considerably larger than those currently using the road.</p> <ul style="list-style-type: none"> • Local people were given to understand that the site would be used only as long as the landfill was viable. WTS would be <i>permanent</i> meaning that those living on the B3153 would have excessive HGV traffic <i>in perpetuity</i>. • A WTS should be “well connected to the strategic transport network”. Dimmer is not. (See Somerset Waste Core strategy Policy DM1) • A WTS should be located in one of the 4 Zones which are the main waste producing centres in the area – in this case Yeovil, Bridgwater, Taunton and Street/Glastonbury not in a remote rural spot with poor access roads. • The proposal does not take in the cumulative effect of other developments on the table and in the pipeline which will also bring more traffic on the B3153 and the A371. 	
7		PLANNING DETERMINATIONS AND HEARINGS	
7.1		<p>14/05073/LBC Replace front door, annexe rear door and side door, 4 Upper High Street, Castle Cary. The TC recommended refusal, SSDC Planning recommended approval. Referred to Ward Councillor who supported SSDC decision.</p> <p style="text-align: right;">APPROVED.</p>	
7.2		<p>14/03587/FUL Installation of standalone solar PV modules and associated infrastructure. Land adjoining Manor Farm, The Park, Castle Cary.</p> <p style="text-align: right;">APPROVED</p>	
7.3		<p>14/04940/LBC & 14/04939/ful Erection of smoking shelter at the Horse Pond Inn, Castle Cary.</p> <p style="text-align: right;">APPROVED</p>	
7.4		<p>14/04951/FUL Extension to garden outbuilding at The Old Forge, Lower Woodcock Street, Castle Cary.</p> <p style="text-align: right;">APPROVED</p>	
7.5		<p>14/05690/TPO Tree surgery works at The Priory, Castle Cary</p>	

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		APPROVED	
7.6	14/05425/S73 Removal of condition 7 of planning approval 14/03456/FUL	APPROVED	
7.7	14/05709/S73 Vary condition 2 of planning approval 12/04558/FUL – to change position of the windows, internal configuration and raising roof line able clean/boot room.	APPROVED	
7.8	14/05104/FUL Demolition of retail unit and erection of 3 terraced house with associated parking	REFUSED	
8	CORE STRATEGY / CIL/106 Agreement discussion		
	No discussion.		
9	USE OF 106 MONIES A closed session of the committee took place to review suggested areas for the use of 106 monies from the possible new developments in the town. In principal the Council agreed with the recommendations submitted by Alison Cameron. Councillors reiterated its intention to work with Ansford Parish Council and SSDC to ensure that any such monies did come to Castle Cary and were put to best use.		
10	FUTURE MEETING DATES Monday 2 nd March, Tuesday 7th April		
	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		