

CASTLE CARY TOWN COUNCIL PLANNING COMMITTEE
Minutes of Meeting held on Tuesday 5th May 2015 at 6.30pm
The Market House, Castle Cary

		AGENDA ITEM	ACTION
1		PRESENT	
		Town Councillors:.. Pek Peppin (Chair), Penny Steiner, Robert Gilbey, Laura Tilling (notes), Judi Morison;	
		County/District Councillors: None	
		District Council Officers – Nick Weeks	
		Members of the Public: Two	
2		APOLOGIES:	
		Angela Piggott; Sally Snook; Liz Stokes	
3		DECLARATIONS OF INTEREST	
		Robert Gilbey declared an interest in item 6.4, which refers to a Planning Application for an extension to his own property	
4		MINUTES OF THE PREVIOUS MEETING – 7th April	
		Proposed Pek Peppin, seconded Rob Gilbey; Agreed unanimously as a correct record	
5		MATTERS ARISING FROM THE PREVIOUS MEETING (not mentioned on the agenda)	
		Pek Peppin asked whether the gradient of original footpath from Station Rd via the site of the Two Swans to Millbrook Gardens was an adequate reason for moving the path to the edge of the site. NW replied that he thought, from his observation of the site, that it was.	
6		NEW APPLICATIONS	
	6.1	14/02906/OUT Residential development of up to 75 dwellings with associated means of access with all other matters reserved. Additional Information Highways Assessment and Odour Assessment. Land West of Station Road, Castle Cary	
		See below	
	6.2	15/00519/OUT Residential development of up to 75 dwellings Additional Information Highways Assessment & Odour Assessment Land OS 4700 East of Station Road, Castle Cary.	
		The two items above were taken together. We have already	

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		recommended that both applications be turned down. The first is partially in Ansford and the second totally so, so we assume that we are being consulted as a neighbouring parish. Pek Peppin, on behalf of CCTC, (via Liz Stokes) has already requested a meeting of CCTC reps with SCC concerning planning issues. No reply yet received to letter written 10 days ago. PP to write to Adrian Noon by 6 May concerning the two applications above and again requesting a meeting.	PP
6.3	15/01443/FUL Creation of a new hard standing for the provision of off street parking, including the creation of the new access by means of installing dropped kerbs from Park Road. Cleeve Cottage, Church Street, Castle Cary		
		Already approved and determined, so not discussed	
6.4	15/00932/FUL Erection of a two storey side extension and replacement windows. 2 Abbey Gardens, Galhampton Road.		
		Recommended unanimously for approval. (Bob Gilbey left the room for discussion and voting on this item)	
6.5	15/01558/FUL Proposed octagon teaching shelter forming wetland centre together with a new toilet block associated with the main educational building. Carymoor Environmental Centre, Dimmer Lane, Dimmer, Castle Cary.		
		Recommended unanimously for approval.	
6.6	15/01668/FUL Erection of a first floor extension 9 West Park, Castle Cary		
		Recommended unanimously for approval.	
6.7	15/01838LBC Alterations to rear fenestration, reinstate former door opening & alterations to window openings to form French doors. Belle Vue Villa, South Street, Castle Cary.		
		Recommended unanimously for approval.	
6.8	15/00995FUL		

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	<p>CONSULTATION – RETROSPECTIVE Erection of a agricultural timber structure to house water storage tank and WC in association with new water bore hole. Priddle Hill Farm, Cary Hill.</p>	
	<p>Not in our Parish so no decision required. Members of Committee expressed concern that this was yet another request from this client for retrospective Planning Permission. They also felt there was insufficient information about many aspects of this application, especially in terms of the borehole and the volume of water it produced, the need for the water, and the use it would be put to.</p>	
7	<p>PLANNING DETERMINATIONS AND HEARINGS</p>	
7.1	<p>14/04031/OUT Land adjacent to Foxes Run of Brookfield & Mill Lane 29 dwellings</p> <p style="text-align: right;">REFUSED</p>	
7.2	<p>15/00247/LBC Internal works and replacement windows Gothic Villa, Bailey Hill, Castle Cary</p> <p style="text-align: right;">APPROVED</p>	
7.3	<p>15/00781/S73A Removal of condition 5 to allow footpath access to Millbrook Surgery from Station Road.</p> <p style="text-align: right;">APPROVED</p>	
7.4	<p>15/00733/FUL Conversion of existing redundant garage/store to residential dwelling, adjacent to 2 Church Street, Castle Cary.</p> <p style="text-align: right;">APPROVED</p>	
7.5	<p>15/01443/FUL Creation of a hard standing for the provision of off street parking, including the creation of the new access by means of installing dropped kerbs from the Park Road.</p> <p style="text-align: right;">APPROVED</p>	
7.6	<p>14/02020/OUT Outline planning for up to 165 hours, land between Torbay Road and Station Road.</p> <p style="text-align: right;">REFUSED</p>	
7.7	<p>15/00708/LBC Replacement Flue at Flat 1 Ansford House, Cumnock Road.</p> <p style="text-align: right;">APPROVED</p>	
8	<p>LOCAL PLAN</p>	
	<p>No discussion. The Neighbourhood Planning Group would be undertaking its first consultation, with local Businesses and retail shortly probably in June. It would also be giving a short presentation at the Annual Town Meeting on 19 May.</p>	

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9	USE OF 106 MONIES	
	<p>In response to a query from Judi Morison, Nick Weeks commented</p> <ul style="list-style-type: none"> • We need to be vigilant about Section 106 monies to make sure they are targeted to help our community. • The terms of old 106 agreements cannot be changed, so any agreed plans for their use need to be as broad as possible, as by the time the monies become available the details of our needs may have changed. If the monies are not used for the planned purpose they have to be returned. • 106 officers are being encouraged to give an annual account of how much money is being held for what purpose. • Agreed to discuss further at next Planning Meeting, to follow up on the list we have made, and to have 106 monies as a permanent item on the Town Council main meeting agenda. 	
10	FUTURE MEETING DATES Monday 1 st June, Monday 6 th July	
11	General information	
	<p>These minutes are a true and accurate account of the meeting:</p> <p>Signed Chair of Planning Committee</p> <p>Dated:</p>	
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