

CASTLE CARY TOWN COUNCIL PLANNING COMMITTEE
Minutes of Meeting held on Monday 1st June 2015 at 6.30pm
The Market House, Castle Cary

	AGENDA ITEM	ACTION
1	PRESENT	
	Town Councillors: Pek Peppin (Chair), Nick Weeks, Liz Stokes, Angela Piggott, Laura Tilling, Sally Snook and Judi Morison	
	County/District Councillors:	
	District Council Officers – Nick Weeks	
	Members of the Public: 6 Reporter from Western Gazette.	
2	APOLOGIES: Penny Steiner, Bob Gilbey, Terry Philpott	
3	DECLARATIONS OF INTEREST	
	Nick Weeks as Chair of Area East informed the meeting that he would not vote on any application. Sally Snook said her husband currently had a cropping licence, renewable annually, on land which was part of application 15/02347/OUT. Agreed that this did not preclude Sally from voting.	
	The chair welcomed everyone to the meeting and explained to members of the public present that the Town Council does not make any planning decision, but makes recommendations to SSDC.	
4	MINUTES OF THE PREVIOUS MEETING – 5th May	
	Proposed by Laura Tilling that these be approved, seconded Nick Weeks and agreed.	
5	MATTERS ARISING FROM THE PREVIOUS MEETING (not mentioned on the agenda)	
	None	
6	NEW APPLICATIONS	
	6.1 15/01714/OUT Demolition of garage, formation of new pedestrian and vehicular accesses and erection of 2 detached dwellings. Land adjacent to Beechwood, The Park, Castle Cary	
	The applicant had withdrawn this application.	
	6.2 15/01941/FUL Erection of a two storey side extension 12 Millbrook Gardens, Castle Cary	
	Details of the application were displayed on screen. The Chair and Vice-Chair had visited the site and been assured that materials would as far as possible blend in with existing. Every effort would	

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	<p>be made to ensure emissions would be directed away from neighbouring properties. Windows looking towards another property would be above eye level and with obscure glass. There have been no objections from neighbours. Town Councillors unanimously recommended approval of this application.</p>	
<p>6.3</p>	<p>15/02347/OUT Outline application (all matters reserved except for access) for up to 165 houses, up 2 Ha of employment land, a road linking Torbay Road with Station Road, a safeguarded site for new primary school and green infrastructure. Land between Torbay Road and Station Road.</p>	
	<p>The Chair displayed a section of the Local Plan for Castle Cary and Ansford showing identified areas of growth.</p> <p>This is the second application for this site, the first was refused by Area East. This application contains a traffic & access statement.</p> <p>Pek Peppin pointed out that since the first application there have been changes in that the Local Plan is now in place and our own Neighbourhood Plan is emerging. These plans should be taken into account when shaping the development in our area. Development needs to be a gradual process and not ruled by a sudden surge of applications for large developments.</p> <p>She also pointed that a letter sent by the planning minister Brandon Lewis to the chief government inspector Simon Ridley refers to the need for planners to consider harm to land character and ensure that development is suitable for local context.</p> <p>Discussion took place on the proposed link road between Torbay and Station Road and the proposed safeguarded site for the Primary School.</p> <p>Councillors felt that at this time there were sufficient brown field sites to meet development needs.</p> <p>Liz Stokes had written to Chief Executive of SCC on 22nd April regarding Highway concerns and to date had no reply. Mike Lewis was following this up.</p> <p>Town Councillors were unanimously opposed to this development and agreed to submit the comments as on the first application but also draw the attention of the Planning Officer not only to their duty to retain the character of the land and area and bear in mind the effect of this development in a local context but also to refer to the</p>	

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	<p>emerging Neighbourhood plan and also paragraph 17 of the NPPF – core planning principles which states that they should be empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area.</p>	
6.4	<p>15/02388/OUT CONSULTATION Residential development of up to 75 dwellings with associated means of access with all other matters reserved Land at Station Road, Castle Cary</p>	
	<p>This application lies within Ansford Parish but Castle Cary TC is invited to comment. The Chair had spent time studying the information provided and felt It sensible to concentrate on two key issues. One was the cumulative effect of this application alongside all the others currently submitted – which had been dealt with by the applicants Cumulative Traffic Assessment.(CTA) The second was the applicant’s Planning Statement. The CTA document was inaccurate, villages and hamlets misnamed, dual carriageways and by-passes for the town referred to. The document would appear to have used on line facilities for reference rather than a visit and survey in the area. Developments in adjoining districts like Mendip and their effect on transport should also be taken into account. Photographs demonstrating the difficulties that Station Bridge and Clanville/Alford road pose for large vehicles were displayed. There were several very dangerous ‘hot spots’ in Castle Cary/Ansford, a consultation with the Town Council or a visit to the area would easily identify these and the added risk that would be added if developments like this one proceed. The effect on local traffic hot spots would be severe.</p> <p>The proposed development gives no indication of facilities to offer employment.</p> <p>Councillors were unanimously opposed to this development on the grounds that :</p> <p>The traffic assessment is so inaccurate that it would suggest no area visit had been made. No employment opportunity included in this application. Lack of necessary infrastructure to cope. Considerable increase in risk to road users particularly around existing ‘hot spots’ It was noted that a recent appeal relating to the B3153 was rejected on appeal by the Inspector, following a personal visit to Clanville, because of the obvious dangers on this road and its inability to cope with increased traffic. He described it in parts as</p>	

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		being little more than a country lane. Planning officers are reminded of their duty to retain the character of the land and area and bear in mind the effect of this development in a local context.	
6.5	15/02440/FUL	Installation of a timber frame waste tunnel and observation platform. Carymoor Environmental Centre, Dimmer Lane, Dimmer, Castle Cary	
		The chair displayed the drawings regarding this application. Councillors felt it would add an interesting addition to an already established centre and provide another excellent educational opportunity. Unanimously supported.	
7		PLANNING DETERMINATIONS AND HEARINGS	
7.1	15/01558/FUL	Carymoor Environmental Trust Teaching shelter with new toilet block.	APPROVED
7.2	15/01668/FUL	Erection of a first floor extension 9 West Park Castle Cary.	APPROVED
7.3	15/00932/FUL	Erection of a two storey side extension and replacement windows, 2 Abbey Gardens, Galhampton Road.	APPROVED
8		LOCAL PLAN	
		The agent for one of the proposed developments has asked to join the Neighbourhood Plan Group. Angela Cox, Demographic Services Officer at SSDC to be contacted to establish if non parishioner could work on this group and also the appropriateness of someone with a vested interest.	
9		USE OF 106 MONIES	
		Nick Weeks reported that the method of allocation of 106 monies was currently under review. It is likely that any one project can only apply for support up to 5 times, and this will be back dated to 2010. He would report back to the Town Council once the criteria is established.	NW
10		FUTURE MEETING DATES - Monday 6 th July, 3 rd August.	
11		General information Consti Club – Contact had been made requesting a meeting to discuss a possible small housing scheme on this site. Pek to	PP

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	<p>follow this up. Nick Weeks clarified that if the site was sold the community had a six month period in which to establish its community use before any development took place.</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>	