

**CASTLE CARY TOWN COUNCIL PLANNING COMMITTEE**  
**Minutes of Meeting held on Monday 3<sup>rd</sup> August 2015 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), Angela Piggot; Sally Snook; Penny Steiner (left at 7.24pm); Laura Tilling; Liz Stokes; Bob Gilby	
		County/District Councillors:	
		District Council Officers –	
		Members of the Public: Bridget Lever, Phil Thomas Owner of 'The Place'. Both members of the public left at 6.50pm.	
<b>2</b>		<b>APOLOGIES:</b> Nick Weeks; Judi Morison	
<b>3</b>		<b>DECLARATIONS OF INTEREST</b>	
		Penny Steiner declared an interest in application <b>15/03076/FUL</b> as she lives opposite the building and agreed she would not vote on the matter.	
<b>4</b>		<b>MINUTES OF THE PREVIOUS MEETING – 6<sup>th</sup> July</b>	
		Update on Silverwood residential development with access on station road: PP wrote a letter as individual not as chair of the Planning Committee LS will be meeting with agents of application with the conditions of planning consent from Town Council. The minutes were agreed: AP abstained, all others in favour.	
<b>5</b>		<b>MATTERS ARISING FROM THE PREVIOUS MEETING (not mentioned on the agenda)</b>	
		None	
<b>6</b>		<b>NEW APPLICATIONS</b>	
	<b>6.1</b>	<b>15/02579/FUL</b> Change of use of land to outside seating area for outside seating for 4 additional tables and patio area (RETROSPECTIVE) Land to the rear of The Place, Market Place, Castle Cary	
		The area has now been improved with this change of use and this additional space will increased business for Castle Cary; increasing employment as a result. Objection received from member of public regarding the safety to patio area. Phil Thomas states he will paint steps in improve safety. Objection received regarding opening hours and noise levels. Phil Thomas is happy to adhere to conditions: no music and only 10am - 5pm opening hours for the outside space <b>Proposal:</b> Outside space opening hours limited 10am - 5pm No music played in the outside space Limit the covers to 12 in the outside space	

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		Screening could be introduced that works for both parties. All councillors in favour.	
<b>6.2</b>	<b>15/03070/FUL</b>	Erection of a conservatory 15 Bridgwater Buildings Castle Cary	
		<p>UVPC use is out of character and the increase in size is concerning. Using a third party's land for redirecting the footpath does not seem justified. It would appear that other properties along the same row have previously erected much smaller extensions, which have resulted in the footpath being moved on a smaller scale. UPVC windows have been used in other cottages.</p> <p>A vote was taken. Bob Gilby abstained, all other councillors voted to reject the application on the following grounds:</p> <ul style="list-style-type: none"> <li>-The materials and style are not in keeping with this conservation area</li> <li>-The existing footprint should not be exceeded</li> <li>-The footpath should not be compromised and should not encroach on a third party's land.</li> </ul>	
<b>6.3</b>	<b>15/03102/FUL</b> <b>CONSULTATION</b>	Erection of an agricultural barn, raising of ground levels to barn area and adjacent to the dwelling (part retrospective). Valley Head, Cary Hill, Castle Cary	
		<p>All Councillors voted against passing this application on the following grounds:</p> <ul style="list-style-type: none"> <li>-The application has changed little since its previous rejection by the Council.</li> <li>-The Council are not happy with this application being partly retrospective</li> <li>-Earth moving has been refused by the regulation committee; the earth moves already done should be reversed.</li> <li>-The use of landfill (rubble) for landscaping and the reshaping of the landscape is undesirable.</li> <li>-The Council are not convinced the building is necessary to the working of the farm and are unhappy with the location of building being so far away from the other buildings.</li> </ul>	
<b>6.4</b>	<b>15/03076/FUL</b>	First floor side extension, 10 Park Street, Castle Cary.	
		Light to the classroom windows in the neighbouring school may be blocked by a 2 <sup>nd</sup> story. However, this is a sensible plan to improve and extend this property.	

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		Suggestion: front facing window to be included. Liz Stokes abstained, all others approved with the suggestion above, aiming to improve the street view.	
<b>6.5</b>	<b>15/03235/FUL</b>	Change of use of existing 2 bedroom first floor flat and disused office space into 2 self-contained flats. Francis House, Fore Street, Castle Cary	
		No parking available for either flat, however, there is no parking for the flat in its current state. This application improves street view of the property. The group is generally supportive; the Council would not be happy if the retail units within the building were changed into residential properties. One of the Castle Cary's strategic objectives is to ensure retail properties are not converted into residential. Unanimously supported	
<b>7</b>		<b>PLANNING DETERMINATIONS AND HEARINGS</b>	
<b>7.1</b>	<b>15/02532/LBC</b>	Alterations to internal door between kitchen and sitting room, replacement of two windows, door on rear elevation. Dene Cottage, South Street. <p style="text-align: right;"><b>APPROVED</b></p>	
<b>7.2</b>	<b>15/02440/FUL</b>	Timber frame waste tunnel and observation platform at Carymoor Environmental Centre. <p style="text-align: right;"><b>APPROVED</b></p>	
<b>7.3</b>	<b>13/01142/FUL</b>	<b>NOTICE OF APPEAL</b> by Mr Andrew Hopkins Erection of concrete batching plant and associated offices, access road, aggregate storage, parking, draining, boundary treatment and landscaping.	
<b>7.4</b>	<b>14/05104/FUL</b>	<b>APPEAL DECISION – APPLICATION ALLOWED</b> Demolition of retail unit and erection of 3 terraced houses. Land adjacent to Dunster House, Woodstock Street, Castle Cary.	
<b>7.5</b>		<b>Footpath Diversion</b> Order to divert footpath – North Cadbury/Castle Cary Parishes	
<b>8</b>		<b>LOCAL PLAN</b> Not discussed	
<b>9</b>		<b>USE OF 106 MONIES</b> Paused until planning applications are considered.	
<b>10</b>		<b>FUTURE MEETING DATES - Monday 7<sup>th</sup> September</b>	
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		<p>These minutes are a true and accurate account of the meeting:</p> <p>Signed ..... Chair of Planning Committee</p> <p>Dated: 07.09.2015</p>	
		<b>Document Distribution:</b> Town Councillors, District & County Councillors, Clerks	