

CASTLE CARY TOWN COUNCIL PLANNING COMMITTEE
Minutes of Meeting held on Monday 7th September 2015 at 6.30pm
The Market House, Castle Cary

		AGENDA ITEM	ACTION
1		PRESENT	
		Town Councillors: Pek Peppin (Chair), Liz Stokes; Penny Steiner; Laura Tilling; Angela Piggott; Terry Philpott; Sally Snook; Barry Moorhouse; John Thompson	
		County/District Councillors:	
		District Council Officers – Nick Weeks;	
		Members of the Public: Nigel Begg; Chris Edwards and 1 other (?)	
2		APOLOGIES:	
		Bob Gilby; Judi Morison and Peter Creedy	
3		DECLARATIONS OF INTEREST	
		Nick Weeks as Chair of Area East informed the meeting that he would not vote on any application.	
4		MINUTES OF THE PREVIOUS MEETING – 3rd August	
		<ul style="list-style-type: none"> • Resolved to approve the minutes of the previous meeting with one amendment <p>Item 6.2 – 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.</p>	
5		MATTERS ARISING FROM THE PREVIOUS MEETING (not mentioned on the agenda)	
		<ul style="list-style-type: none"> • Cllr Weeks informs the group that application 15/03070/FUL has now been withdrawn – to be reconsidered by the applicants. 	
6		NEW APPLICATIONS	
	6.1	15/03441/REM CONSULTATION Approval of reserved matters for the erection of 40 dwelling houses, details of layout, scale, appearance and landscaping. Land adjoining Well Farm, Lower Ansford.	
		This application is within Ansford Parish. The councillors felt there was a lack of detail within the plan. The housing design did not fit within the vernacular design for Castle Cary, however, the design was not out of place with the immediate surrounding houses. The level of affordable housing is pleasing to the group.	

CASTLE CARY TOWN COUNCIL PLANNING COMMITTEE
Minutes of Meeting held on Monday 7th September 2015 at 6.30pm
The Market House, Castle Cary

		<ul style="list-style-type: none"> • The Councillors were unanimous in their view not to support the above application based on the following: <ul style="list-style-type: none"> -Overly dense housing with little outside space -Natural Landscaping is inadequate in quantity -Parking provision is inadequate -Hammerhead road may lead to additional development -Clear provision of footpaths in to town is requested -Housing design does not fit with the vernacular for Castle Cary -Concerned that 40 houses are being planned for 1/3 of a site that has been agreed for 65 houses in total. -The exit road on to Station Road is unsafe. 	
	6.2	<p>15/03371/S73A RETROSPECTIVE Vary planning condition 06 of approval 11/00822/FUL to allow the substitution of plans to regularise that which has been built. Reconfiguration of Plot 1 to provide rear access and private garden following relocation and increased width of footpath. The Two Swans, Castle Cary</p>	
		<p>The councillors appreciate the prompt installation of footpath. In general, the councillors feel a lack of appreciation for the historical nature of the original building has been shown</p> <ul style="list-style-type: none"> • The councillors are unanimous in their view not to support the application on the following grounds: <ul style="list-style-type: none"> -The elevation is not aesthetically pleasing; too asymmetrical and is sympathetic to the original historic building -Roof line is inappropriate and deviates from agreed plan -Roof tiling choice is not in keeping with original building 	
	6.3	<p>15/03179/LBC RETROSPECTIVE Replacement windows. Old Bank House, High Street, Castle Cary</p>	
		<p>The councillors felt that there ought to have been greater consideration of the Listed Building status of the building before such works were taken place. It was noted that the new windows are aesthetically pleasing.</p> <ul style="list-style-type: none"> • The councillors voted to approve the retrospective planning permission. <p>Four votes in favour and four votes against. Casting vote by the</p>	

CASTLE CARY TOWN COUNCIL PLANNING COMMITTEE
Minutes of Meeting held on Monday 7th September 2015 at 6.30pm
The Market House, Castle Cary

		Chair.	
	6.4		
	6.5		
7		PLANNING DETERMINATIONS AND HEARINGS	
7.1		15/02579/FUL 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 APPROVED	
7.2		15/03076/FUL First floor side extension, 10 Park Street, Castle Cary APPROVED	
7.3		15/03786/TPO Application to carry out tree works to a Sycamore and a Lime tree, The Priory, Priorygate Court, Castle Cary. Information only – no observations required.	
7.4		15/03070/FUL Erection of a Conservatory at 15 Bridgwater Buildings. Referred to Area East 9 th September meeting.	
7.5		14/04966/LBC Re-paint exterior woodwork on shop front – Karen Christensen Hair & Beauty. Referred to Area East 9 th September meeting	
8		LOCAL PLAN	
9		USE OF 106 MONIES	
10		FUTURE MEETING DATES - Monday 5th October	
11			
12			
		These minutes are a true and accurate account of the meeting: Signed Chair of Planning	

CASTLE CARY TOWN COUNCIL PLANNING COMMITTEE
Minutes of Meeting held on Monday 7th September 2015 at 6.30pm
The Market House, Castle Cary

		Committee	
		Dated: 07.09.2015	
		Document Distribution: Town Councillors, District & County Councillors, Clerks	