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

ITEM			ACTION
		PRESENT	
		Town Councillors: Pek Peppin (Chair), Liz Stokes; Laura Tilling; Barry Moorhouse; Bob Gilby; Judi Morison;	
		County/District Councillors:	
		District Council Officers – Nick Weeks;	
		Members of the Public:	
P12		**APOLOGIES:**	
		Penny Steiner (holiday; Angela Piggot (holiday)	
P13		**MINUTES OF THE PREVIOUS MEETING – 7th September**	
		• **Resolved** to approve the minutes from 7th September with the following amendments **-Item 6.1** The number of houses is 60 not 65 and the Councillors object to the poor design of the buildings. **-Item 6.2** should say 'unsympathetic' not 'sympathetic' and should specify the objection is also as a result of the type of material used. Wood would be preferable to PVC.	
P14		**MATTERS ARISING FROM THE PREVIOUS MEETING (not mentioned on the agenda)**	
		• None	
P15		**DECLARATIONS OF INTEREST**	
		• Nick Weeks as Chair of Area East informed the meeting that he would not vote on any application.	
P16		**NEW APPLICATIONS**	
	16.1	**15/03988/FUL** Remove existing conservatory from east elevation of dwelling house and replace with new. 4 Marina Cottages, Upper High Street	
		• **Resolved** to reject the above proposal on the grounds that the conservatory is visible in a conservation area and therefore should be constructed in a more appropriate material, as opposed to PVC as recommended by the Conservation officer.	

	16.2	**15/04047/OUT** Residential development of land by the erection of two dwellings with associated garages and provision of vehicular and pedestrian access. High Lea, Cockhill Elm Lane, Castle Cary	
		• **Resolved** to reject the above application (two in favour, 4 against) for the following reasons: **-**A previous application on the same road was reduced from five dwellings to three dwellings to prevent further congestion on an already narrow road – this application would counteract this decision. **-**Five objections have been received from the public also concerned about the impact of this development on traffic in the area. The proposed site is outside the designated development area	
	16.3	**15/03972/ADV** The display of 1 facia sign, 1 Wall mounted sign and 1 projecting sign. The Co-Operative Food Store, Fore Street, Castle Cary.	
		• Unanimously **resolved** to support the above application	
	16.4	**15/04226/FUL** Erection of a replacement conservatory. 15 Bridgwater Buildings, Castle Cary.	
		• Councillors voted in favour (except one abstention) of the above application, subject to correct permissions being obtained for moving the footpath.	
	16.5	**15/04029/FUL** The Red House, Cumnock Road, Castle Cary Demolition of Part Wall, Outbuildings and Gable End, refurbishment of the Red House, erection of three further dwellings & alterations to vehicular access	
		• Councillors **resolved** to support the above application, with the following comments; -Highways should confirm a safe exit can be established on to the main road.	

		-The Red House should, where possible, retain its original features and character. -Councillors would like to see a footpath thought the back of the site to allow people to walk into the town.	
	16.6	**15/04366/FUL** 4 Upper High Street, Castle Cary Conversion of coach house to annexe/holiday let	
		• Councillors voted unanimously in favour of the above application with the following comments; -The holiday cottage must have designated parking for at least two cars -Some councillors are very unhappy at the appearance of the wood burning stove flu as it is not in keeping with the original building. -Some councillors are concerned with a new doorway in the wall from the kitchen into the walled garden -The councillors would welcome a designated accessible bathroom with the disabled bedroom.	
P17		**PLANNING DETERMINATIONS AND HEARINGS**	
17.1		**15/035449/FUL** Erection of two storey extension to south elevation and single storey extension to north and east elevations. 10 Torbay Road, Castle Cary. **APPROVED**	
17.2		**15/03235/FUL** Change of use of existing 2 bedroom first floor flat to 2 self contained flats, Francis House, Fore Street. APPROVED	
17.3		**15/03070/FUL** Erection of conservatory, 15 Bridgwater Buildings, Castle Cary. **WITHDRAWN**	
17.4		**14/04966/LBC** Re-paint exterior woodwork on shop front. Karen Christensen **APPROVED**	
17.5		**Old Bank house** – Planners have refused the plate glass windows and require sash windows to be re-installed.	
P18		**To note Tree Preservation Order confirmed by SSDC on 17th September 2015** • Cllrs felt the trees would make the road look great and can only be beneficial	
P19		**USE OF 106 MONIES**	

		-Cllr Weeks reported that the council needs to be clear what the aspirations for the community are and let the 106 officers know where our live projects are. This will allow the council to apply for 106 money. (e.g. The Pavillion) -Cllr Weeks also suggested that the Council may be able to put a case to the inspectors which would grant Castle Cary the land needed for the roads a roundabouts required if all these applications are agreed.	
P20		**Planning update from SSDC September 2015**	
		-Cllr Moorhouse expressed his view that the wording of the letter is unclear and the method for calculating the number of houses we are required to develop is not explained. -Cllr Morison questioned why Castle Cary is worth £20 per square metre and Bruton is worth £40 per metre. Cllr Weeks will find out why this is.	
		These minutes are a true and accurate account of the meeting: Signed ……..…… Chair of Planning Committee Dated: 02.11.2015	
		Document Distribution: Town Councillors, District & County Councillors, Clerks	