

**CASTLE CARY TOWN COUNCIL PLANNING COMMITTEE**  
**Minutes of Meeting held on Monday 4<sup>th</sup> January 2016 at 6.30pm**  
**The Market House, Castle Cary**

	<b>AGENDA ITEM</b>	<b>ACTION</b>
	<b>PRESENT</b>	
	Town Councillors: Pek Peppin (Chair), Penny Steiner, Bob Gilbey, Moorhouse, Nick Weeks, Judi Morison, Sally Snook	
	County/District Councillors: Nick Weeks	
	District Council Officers – None	
	Members of the Public: None	
<b>P37</b>	<b>APOLOGIES:</b>	
	Laura Tilling, Liz Stokes	
<b>P38</b>	<b>MINUTES OF THE PREVIOUS MEETING – 7<sup>th</sup> December</b>	
	Agreed as a correct record.	
<b>P39</b>	<b>MATTERS ARISING FROM THE PREVIOUS MEETING</b> (not mentioned on the agenda)	
	None	
<b>P40</b>	<b>DECLARATIONS OF INTEREST</b>	
	Nick Weeks as Chair of Area East informed the meeting that he would not vote on any application.	
<b>P41</b>	<b>To consider the list of applications received (as at 30th September 2015) detailed below</b>	
	<b>P41.1        15/045226/FUL</b> Amendments Conversion of flat and former stable to dwelling. Alterations to south elevation fenestration and internal layout. Ansford House, Cumnock Road, Ansford	
	Resolved that there are no objections to the alterations but there are serious reservations about the design (narrowing) of the front door. Councillors would also query the wisdom of having a storage area in the bathroom.	
	<b>P41/2        15/04047/OUT</b> <b>CONSULTATION – AMENDED PLANS</b> Residential development of land by the erection of one dwelling with associated garage and provision of vehicular and pedestrian access. Reduction in number of dwellings from two to one. High Lea, Cockhill Elm Lane, Castle Cary.	
	Noted that the council had objected to the previous application for two houses on this site. The site is outside of the development area for Castle Cary.	
	Agreed to support this application but the Town Council request a	

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	permitted development restriction is applied to the remainder of the site for a substantial period of time in order to curtail further development.	
	<b>P41/3            15/05361/FUL</b> Erection of 6 no light industrial B2 use and the formation of access and parking. Acorn Industrial Park, Dimmer, Castle Cary	
	The proposed units will occupy a very small portion of the site owned by the applicant. The chair reported that by some quirk the site only has B2 Open land Status – ie not for buildings. Councillors recognised that water and drainage is a problem here and sewerage dealt with by means of a soak away will need careful installation and monitoring. Small industrial units should be encouraged in our town and there was confidence that these units would not hinder the letting of those proposed on the Torbay/Station Road Development. The Town Council would be reluctant to see bigger units installed.	
	Resolved to support this application with the following conditions: <ul style="list-style-type: none"> <li>• If required 2 units could be combined but this should be maximum size, ie 3 or more units cannot be joined to become 1.</li> <li>• The Planning Officer is asked to note the Council’s concern over sewerage and general drainage on this site and ensure that any permission is conditional to adequate arrangements.</li> <li>• The Planning Officer is further requested to ensure that appropriate conditions are in force to prevent any unreasonable noise or nuisance issues for neighbours outside of reasonable working hours.</li> </ul>	
	<b>P41/4            15/05458/FUL</b> Erection of an agricultural building for calf-rearing. Park Farm, Dimmer, Castle Cary	
	No objection to this application.	
	<b>P41/5            15/05530/FUL</b> Erection of a timber bike store and open fronted garden storage area to replace an existing brick built outbuilding 15 Bridgwater Buildings, Castle Cary	
	No objection to this application.	
	<b>P41/6            15/05646/FUL</b> Creation of hard standing for the provision of off street parking, including the creation of the news access by means of installing dropped kerbs from Park Road. Previous approval implemented but boundary fence arrangement altered. Cleeve Cottage, Church Street, Castle Cary	
	The Chair read out one objection from a neighbour which included reference to nuisance from bright lights on the parking site.	

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	Councillors felt that the provision of parking to the rear of this property was beneficial to the community. One less car parked on a congested section of a busy road.	
	Resolved to support this application and to request that the Planning Officer takes the time to check that the lights installed on this site are acceptable and not likely to cause a nuisance to adjoining properties.	
<b>P42</b>	<b>PLANNING DETERMINATIONS AND HEARINGS</b>	
	<b>P42.1 15/04494/FUL</b> Erection of detached 2 storey 4 bedroom house and detached garage. Bay Tree South Street, Castle Cary. <p style="text-align: right;"><b>REFUSED</b></p>	
	<b>P42.2 15/04366/FUL</b> Conversion of coach house to annexe/holiday let <p style="text-align: right;"><b>APPROVED</b></p>	
	<b>Well Farm Development</b> The Chair informed the meeting that Area East would consider the detailed application for this site on 13 <sup>th</sup> January. Our concerns regarding the access and design of the proposed development appear to be ignored by Planning Officers. She encouraged councillors to attend. It was noted that Highways have expressed some concern about vehicle manoeuvrability on the site.	
<b>P43</b>	<b>Core Strategy and/or section 106</b>	
	Nothing new to report although some developments were trying to avoid full payments but this did not affect local monies.	
<b>P44</b>	<b>FUTURE MEETING DATES - Monday 1<sup>st</sup> February 2016</b>	
	These minutes are a true and accurate account of the meeting:  Signed ..... Chair of Planning Committee  Dated: 01.02.2016	
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