

**CASTLE CARY TOWN COUNCIL PLANNING COMMITTEE**  
**Minutes of Meeting held on Monday 7<sup>th</sup> March 2016 at 6.30pm**  
**The Market House, Castle Cary**

	<b>AGENDA ITEM</b>	<b>ACTION</b>
	<b>PRESENT</b>	
	Town Councillors: Sally Snook (Chair), Nick Weeks, Bob Gilby, Liz Stokes, Barry Moorhouse and Terry Philpott	
	County/District Councillors: N Weeks	
	Members of the Public: None	
<b>P8</b>	<b>APOLOGIES:</b>	
	Penny Steiner (family illness) Judi Morison and Pek Peppin (Holidays)	
<b>P9</b>	<b>MINUTES OF THE PREVIOUS MEETING – 1<sup>st</sup> February 2016</b>	
	Acceptance proposed by Nick Weeks and agreed. (T. Philpott abstaining as not present in February)	
<b>P10</b>	<b>MATTERS ARISING FROM THE PREVIOUS MEETING</b> (not mentioned on the agenda)	
	None	
<b>P11</b>	<b>DECLARATIONS OF INTEREST</b>	
	Nick Weeks as Chair of Area East informed the meeting that he would not vote on any application. Barry Moorhouse declared an interest in item P12.1 as an immediate neighbour.	
<b>P12</b>	To consider the list of applications received (as at 2 <sup>nd</sup> March 2016)	
	<b>P12.1 16/00264/FUL CONSULTATION</b> Creation of a self-contained annexe from existing habitable out-building and change of use of farmyard area to residential use. Blackworthy Farm, Blackworthy Road, Castle Cary.	
	Pre-application discussions had taken place with SSDC. Councillors had no issues with the application but felt that conditions should be attached to ensure the annexe remains part of the existing property so it cannot be sold as a separate unit.	
	Agreed, with 2 abstentions, to support the application with a request that the whole area, annexe and yard, be tied to the existing house.	
	<b>P12.2 16/00344/FUL</b> Erection of a single storey rear extension. Manor Farm Cottage, the Triangle, Castle Cary.	
	A site visit had been made. It was agreed that the design was in keeping with nearby buildings. There have been no objections from	

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	neighbours.	
	Councillors agreed to support this application, with 1 abstention.	
	<b>P12.3 16/00384/FUL</b>  Proposed single storey rear extension and loft conversion, including 3 no dormer windows to rear elevation. Step A Side, Ansford Road, Castle Cary	
	A site visit had been made. Noted that the dormer windows would overlook the Donald Pither ground. There was more than adequate parking on the site and there have been no objections from neighbours.	
	Councillors agreed to support this application, with 1 abstention.	
	<b>P12.4 16/00649/FUL</b> Remove existing conservatory and replace with new to side elevation of dwelling house. St Erme, Ansford Road, Castle Cary	
	Proposed to remove existing conservatory and replace with larger version. UPVC material to match existing. No objections have been raised.	
	Councillors agreed to support this application, with 1 abstention.	
	<b>P12.5 16/00451/OUT CONSULTATION</b> Outline application for residential development including access at land opposite Ansford Lodge, Higher Ansford, Castle Cary.	
	The history to this piece of land and how it came to be leased to SSDC was explained. There are strict conditions on the land which restrict access and use although it is kept tidy. An agreement would have to be reached with SSDC by the owners before any development could take place. A piece of green field would be retained to ensure the listed Ansford Lodge still had this view. Councillors recognised it was a potential development site but in order to avoid the complete loss of a green area suggested that part could be built on and part could be retained for community use. Would sit well with other recreational use in this area.	
	Agreed to recommend that subject to an agreement between the owners and SSDC, 2/3 houses could be built on one half of the site with the remainder of the land allocated for community use. 1 abstention.	
	<b>P12.6 15/02557/FUL</b>	

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	<p><b>CONSULTATION</b>  Retrospective application for retention and extension of existing building and continued use as vehicle workshop, siting of fuel tank and use of yard all in association with Andrew Hopkins Concrete Ltd. Priddle Hill Farm, Castle Hill, Castle Cary.</p>	
	<p>Disappointing to see yet another retrospective application on this site. The application refers to the Concrete business which in the main operates from Evercreech. There was serious concern about the movement of lorries on and off this site onto a busy stretch of road.</p>	
	<p>Councillors felt unable to support this application.</p>	
	<p><b>P12.7 16/00722/FUL</b>  Construction of a single garage, garden shed and summerhouse. Old Orchard, South Cary Lane, Castle Cary</p>	
	<p>Site visit had been made and the proposed works explained. All very tidy and more than adequate room for the development. No objections raised by neighbours.</p>	
	<p>Councillors agreed to support this application, with 1 abstention.</p>	
	<p><b>P12.8 16/00078/LBC</b>  <b>16/00733/FUL</b>  Erection and installation of air conditioning units on west elevation. The Horse Pond Inn, The Triangle, Castle Cary</p>	
	<p>A previous application for the air conditioning had been refused. This application addressed the reasons for the refusal.</p>	
	<p>Councillors agreed to support this application, with 1 abstention.</p>	
	<p><b>P12.9 16/00435/OUT</b>  Demolition of the former Constitutional Club, and erection of 10 dwellings including landscaping, access and associated works. (All matters reserved except access)</p>	
	<p>Policy EP15 (community use) has been satisfied. The inclusion of a pavement was welcomed. Concerns were expressed about the density of the development, the lack of visitor parking and lack of provision for parking motor and pedal bikes. A personal shed to store these would eliminate most of the garden. It was recognised that this was an outline application with all matters reserved except access but the implied materials, a small amount of Cary stone and render was disappointing. Noted that the access to Bridgwater Buildings road was to be closed.</p>	
	<p>It is preferable to build houses on a brown site rather than green field. It was agreed to request that the number of houses was reduced to 8 and to make it clear that support would only be given to the full application if this reduction is made and there is adequate parking and acceptable materials proposed.</p>	

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	<b>P12.10 16/00690/FUL</b> Erection of porch and sun room and a two storey rear extension. Marl Pitt Cottage, Galhampton Hill, North Cadbury	
	A site visit had been made. There was plenty of room for the proposed extension and the final appearance would be tidier than existing differing roof levels.	
	Councillors agreed to support this application, with 1 abstention.	
	<b>P12.11 RETROSPECTIVE</b> Erection of driveway gates and piers. Cul De Cottage, South Street, Castle Cary	
	This work had been completed without permission but the result was an improvement, it allowed vehicles to turn within the boundary of the property rather than reverse onto the busy road.	
	Councillors agreed to support this application, with 1 abstention.	
<b>P13</b>	<b>PLANNING DETERMINATIONS AND HEARINGS</b>	
	<b>P13.1 15/05458/FUL</b> Erection of an agricultural building for calf rearing. <p style="text-align: right;"><b>APPROVED</b></p>	
	<b>P13.2 15/04572/FUL &amp; 15/04573/LBC</b> Internal and external alterations 4 High Street, Castle Cary (A Bishop) <p style="text-align: right;"><b>APPROVED</b></p>	
	<b>P13.3 15/04029/FUL</b> Demolition of part wall, outbuildings and gable end, refurbishment of the Red House, erection of three further dwellings and alterations to vehicular access. <p style="text-align: right;"><b>APPROVED</b></p>	
	<b>P13.4 15/04526/FUL</b> Conversion of flat and former stable to dwelling at Ansford House, Cumnock Road, Ansford. <p style="text-align: right;"><b>REFUSED</b></p>	
	<b>P13.5 16/00092/S73</b> Amendment of condition 2 of approved application, Knights Yard, Castle Cary. <p style="text-align: right;"><b>APPROVED</b></p>	
	<b>P13.6 15/05646/FUL</b> Hard standing for off street parking including dropped kerbs. Cleave Cottage, Church Street, Castle Cary. <p style="text-align: right;"><b>APPROVED</b></p>	
	<b>P13.7 15/05704/FUL</b> Erection of single storey rear extension, Crowberry Cottage, South Street, Castle Cary.	

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	<b>APPROVED</b>	
	<p><b>P13.8</b>  Industrial units at Dimmer for Hopkins Bros  It was understood that these had been approved with a condition that they remain as single units, no combining.</p>	
<b>P14</b>	<b>Core Strategy and/or section 106</b>	
	<p>Nick Weeks reported an unacceptable delay on the part of SSDC in preparing the 106 agreement on the Donne Holdings/SCC and the Silverwood sites in Station Road. Unless this could be finalised quickly there was a risk that the developers would go straight to appeal and look for financial recompense from SSDC.</p>	
	<p><b>OTHER MATTERS</b>  Liz Stokes reported that, along with Nigel Begg, she would be meeting with Kevin Burt to discuss what Yarlinton Housing needs were in Castle Cary.</p> <p>She also had written confirmation that the Library would remain in its present location. Liz agreed to check that the lease agreement was appropriate renewed.</p>	
	<b>FUTURE MEETING DATES - Monday 4<sup>th</sup> April 2016</b>	
	<p>These minutes are a true and accurate account of the meeting:</p> <p>Signed ..... Chair of Planning Committee</p> <p>Dated: 04.04.2016</p>	
	<b>Document Distribution:</b> Town Councillors, District & County Councillors, Clerks	