CASTLE CARY TOWN COUNCIL PLANNING COMMITTEE
Minutes of Meeting held on Monday 4th April 2016 at 6.30pm
The Market House, Castle Cary

	AGENDA ITEM	ACTION
	PRESENT	
	Town Councillors: Pek Peppin (Chair), Sally Snook, Liz Stokes, Judi Morison, Penny Steiner, Bob Gilbey, Nick Weeks and Barry Moorhouse.	
	County/District Councillors: Nick Weeks	
	Members of the Public: None	
P15	**APOLOGIES:** None	
P16	**MINUTES OF THE PREVIOUS MEETING – 7th March 2016**	
	Unanimously accepted as correct by councillors who had attended.	
P17	**MATTERS ARISING FROM THE PREVIOUS MEETING** (not mentioned on the agenda)	
	None	
P18	**DECLARATIONS OF INTEREST**	
	Nick Weeks as Chair of Area East informed the meeting that he would not vote on any application.	
P19	**To consider applications received (as at 2nd March 2016)**	
	P19 16/01279/LBC, 16/01278/FUL **RETROSPECTIVE** Erection and installation of air conditioning units on west, north and south elevations. The Horse Pond Inn, The Triangle, Castle Cary	
	This work had already been completed, photographs were displayed for the meeting. Immediate neighbours and Environmental Health had no concerns. The equipment was removable and therefore made no permanent change to a listed building. Unanimously agreed that there were no objections to this application.	
	The Chair reported than application, 15/05680/LBC, had been received too late to be included on this agenda and SSDC Planning Officer was unable to grant an extension for observations. Details are not currently available online. The application would therefore need to be raised at April full Council Meeting. Nick Weeks to speak to the officer concerned.	**NW**
P20	**PLANNING DETERMINATIONS AND HEARINGS**	
	P20/1 16/00078/LBC 16/00733/FULL Erection and installation of air conditioning units on west elevation of The Horse Pond Inn, Castle Cary.	

	WITHDRAWN	
	P20/2 16/00093/LBC Erection of a cottage style dwelling – resubmission of revised design, Knights Yard, Castle Cary. **APPROVED**	
	P20/3 16/00722/FUL Construction of a single garage, garden shed and summerhouse, Old Orchard, South Cary, Castle Cary. **APPROVED**	
	P20/4 16/00344/FUL Erection of a single storey rear extension. Manor Farm Cottage, The Triangle, Castle Cary. **APPROVED**	
	P20/5 16/00649/FUL Remove existing conservatory and replace with new to side elevation, St Erme, Ansford Road, Castle Cary. **APPROVED**	
	P20/6 16/00384/FUL Proposed single storey rear extension and loft conversion including 3 dormer windows to rear elevation. Step a Side. **APPROVED**	
P21	**Core Strategy and/or section 106**	
	The Chair referred to SSDC proposals regarding 106 monies from the proposed development at the Constitutional Club. She felt the allocation was not appropriate as the town was losing an indoor community facility but 106 funds were not directed towards replacing this space. She pointed out SSDC's document about 106 money and what it can be used for, it says: • Secure a contribution to compensate for loss or damage created by a development • Mitigate a development's impact (eg by requiring expanded or additional community facilities) She stressed that recreation covered much more than just sport. Nick Weeks explained that SSDC had set standards and percentages to which these monies were allocated. SSDC would probably consider that there was sufficient existing community space for the population of Ansford and Castle Cary. Nick pointed out that we had been asked as a Council to submit our preferred areas for 106 support but this had not been done since 2012. This allocation would be based on that submission. We needed to address this particularly in view of likely larger developments. He also stressed that we needed to give careful consideration to which developments we requested 106 support from and for which	

	specific areas in order to achieve maximum benefit for the town. These needed to be 'live projects'. There was a limit of 5 applications on each specific area, important to tie in application to fit time line of project. The policy of SSDC meant that 106 monies for art & theatre, swimming pools and artificial pitches all went to Yeovil or Wincanton. We could not apply for this strategic money. It was noted that SSDC is one of few Councils who still support Take Art. The administration process between various departments at SSDC and County Council are very slow and can result in lost revenue. Developers become frustrated and appeals are made on grounds on non-determination, again resulting in loss of funds. Agreed the Town Council needs to ask about availability of money from the Cumnock Terrace development. Sally Snook proposed that a small working party be set up to look at developments, 106 monies and Town projects and establish the link between them. Penny Steiner had a copy of a recent consultation on areas for 106 support. It was agreed that this would be circulated and a recommendation prepared for submission to the full council meeting on 18th April.	**PS**
	CIL(Community Infrastructure Levy) Our feedback on the consultation document had been submitted to SSDC and circulated to Councillors. CIL would not come into operation until at least Autumn 2016 and will establish a more graded system of allocation. 106 will still exists for some developments. Some key sites and business developments in Town Centres will not attract CIL. Every other development will pay according to the type of development, which can also be negotiated with SSDC. The town or parish in which the development is built will receive 15% (or 25% if they have a neighbourhood plan) of the CIL payment.	
	Silverwood holdings Liz reported on a meeting she had attended with Silverwood and Yarlington Homes. Detailed drawings were displayed and it was agreed that the design was much better than the one originally submitted. On looking at further drawings related to this area, concern was raised that the agreed shared entrance and exit areas suggested for the three main developments in Station Road had not been adopted and was now apparently the original three separate ones and the link road to the industrial site was not shown. Liz Stokes to contact David Norris regarding this.	**LS**

	Well Farm - The chair reported she had attended a meeting with Elan at which concern was expressed. Agreement had been reached on their provision of a footpath which would go up the side of the Well Farm development via Fairfield and thus link residents with the town centre. It was agreed at the meeting that Elan would re-look at the design of their houses so that they would be more in keeping with the location.	
	FUTURE MEETING DATES – Tuesday 3rd May 2016	
	These minutes are a true and accurate account of the meeting: Signed ……..…… Chair of Planning Committee Dated: 03.05.2016	
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