

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

	AGENDA ITEM	ACTION
	PRESENT	
	Town Councillors: Pek Peppin (Chair), Liz Stokes, Sally Snook, Judi Morison, Barry Moorhouse, Bob Gilby, Nick Weeks, Martin Atkins, Barbara Williams.	
	County/District Councillors: Nick Weeks	
	Members of the public (2) – Mr & Mrs Dobbins	
P38	APOLOGIES:	
	Penny Steiner (holiday)	
P39	MINUTES OF THE PREVIOUS MEETING – 6th June 2016	
	Following a small amendment Barry Moorhouse proposed acceptance, seconded Bob Gilby and agreed.	
P40	MATTERS ARISING FROM THE PREVIOUS MEETING (not mentioned on the agenda)	
	None	
P41	To agree any items to be dealt with after the public, including the press have been excluded. (A resolution to be passed by Councillors)	
	Resolved that item P47 should be discussed 'in camera'	
P42	DECLARATIONS OF INTEREST	
	Nick Weeks as Chair of Area East informed the meeting that he would not vote on any application	
P43	To consider the list of applications received as at 29 th June.	
	P43/1 16/02403/FUL Erection of single storey dwelling. Shipley Gate, Small Way Lane, Galhampton.	
	The chair displayed full details of the application. She had visited the site and explained the dwelling was to provide appropriate accommodation for the disabled parent of the applicant. Any permission would be classed as an annexe to Shipley Gate a registered small holding. It was noted that five letters of objection had been lodged with SSDC. It was felt that as an proposed annex the property could have been closer to the main dwelling and that discussions with the Planning Officer prior to application would have been useful. Councillors were assured that materials used would be in keeping with the area. Barry Moorhouse proposed support for the application, seconded Sally Snook and agreed with 2 abstentions.	
	P43/2 16/02364/FUL CONSULTATION Erection of 17 dwelling houses, Harvester Works, Mayfield Close,	

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	Galhampton.	
	<p>This was a resubmission, the previous application having expired. The office provision on the original plan had been removed and replaced with 3 social housing homes.</p> <p>Concern was expressed about the materials and fenestration of these additional 3 dwellings, these should be in keeping with the rest of the site. Inclusion of solar panels in the build was recommended.</p> <p>There were also concerns regarding extra traffic onto the main road and the lack of direct access to Galhampton village. The site would be better developed than left as it is and the 106 monies from this development would be of great benefit to Galhampton & Cadbury.</p>	
	<p>Councillors raised no objections to the development but would recommend the following:</p> <p>Pathways should be provided into the village from the site.</p> <p>Solar panels to be included in the build.</p> <p>The materials and design for the affordable/social housing dwellings needs to be the same as rest of development.</p> <p>Disappointing that the employment element has been removed from the proposal.</p> <p>Concern that access will be directly onto main road, careful consultation with highways is recommended.</p>	
P44	PLANNING DETERMINATIONS AND HEARINGS	
	<p>P44/1 16/00348/FUL</p> <p>Change of use of The Fairfield from agricultural to recreational usage including the construction of a cycle pump park, a fitness trail and surfacing of existing footpaths.</p> <p style="text-align: right;">APPROVED</p>	
	<p>P44/2 14/02906/OUT</p> <p>Land west of Station Road, Castle Cary – residential development of 75 dwellings.</p> <p style="text-align: right;">APPEAL WITHDRAWN</p>	
	<p>P44/3 15/02347/OUT</p> <p>Outline planning for up to 165 houses, employment land and a road linking Torbay Road with Station Road, safeguarded site for a new primary school and green infrastructures on land between Torbay Road and Station Road, Castle Cary. Donne Holdings and Somerset County Council.</p> <p style="text-align: right;">APPROVED</p>	
	<p>P44/4 16/00435/OUT</p> <p>Outline application for demolition of the Constitutional Club and erection of 8 dwellings.</p> <p style="text-align: right;">APPROVED</p>	
	<p>P44/5 15/03441/REM</p> <p>Notice of planning appeal, 40 dwelling houses on land at Well Farm,</p>	

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	Lower Ansford.	
P45	Core Strategy and/or section 106	
	Nick Weeks reported that the 5 year housing supply figures issued recently were very high and SSDC would not achieve these. There will be a consultation period in the near future, Nick urged the Town Council to become involved in this in an attempt to obtain more realistic numbers. Failure to meet those set leaves the area open to speculative developments. Nick said that 106 agreements continue to be delayed by the administration system at SSDC	
P46	Legal guidance regarding photocopying of plans	
	Accepted that the statement issued with agenda would be issued with any plans copied in the office.	
P47	IN CAMERA SESSION The following items were discussed. Two Swans update Well Farm appeal query Feedback from meeting with Yarlington Homes re Foxes Run Station Wharf update	
	FUTURE MEETING DATES –Monday 1st August 2016	
	These minutes are a true and accurate account of the meeting: Signed Chair of Planning Committee Dated: 01.08.2016	
	Document Distribution: Town Councillors, District & County Councillors, Clerks	