

CASTLE CARY TOWN COUNCIL PLANNING COMMITTEE
Minutes of Meeting held on Monday 5th September 2016 at 6.30pm
The Market House, Castle Cary

	AGENDA ITEM	ACTION
	PRESENT	
	Town Councillors: Pek Peppin (Chair), Barbara Williams, Liz Stokes, Penny Steiner, Barry Moorhouse, Sally Snook, Judi Morison, Bob Gilbey, Nick Weeks and Martin Atkins.	
	County/District Councillors: Nick Weeks	
	20 members of the public.	
P57	APOLOGIES:	
	None	
P58	MINUTES OF THE PREVIOUS MEETING – 1st August 2016	
	Proposed by Liz Stokes that these be approved, seconded Barbara Williams and agreed.	
P59	MATTERS ARISING FROM THE PREVIOUS MEETING (not mentioned on the agenda)	
	None	
P60	To agree any items to be dealt with after the public, including the press have been excluded. (A resolution to be passed by Councillors)	
	None	
P61	DECLARATIONS OF INTEREST	
	Nick Weeks as Chair of Area East informed the meeting that he would not vote on any application although he would contribute to discussion.	
P62	To consider the list of applications received as at 31st August 2016	
	P62/1 16/03447/FUL Erection of 27 dwellings with associated access, roads, footways, parking, drainage and landscaping. Land adjacent Foxes Run, Bridgwater Buildings, Castle Cary.	
	The Chair welcomed the public and outlined procedures for the meeting. She also reminded everyone that the Town Council only has powers to make a recommendation on any application, the final decision rests with District Council.	
	There have already been several applications for development on this site, all of which have been refused, mainly for reasons of inadequate access. A planning appeal by the previous owners in 2015 had been lost on the grounds of lack of pedestrian access via Remalard Court to the town; in the present application this requirement was met. Proposal indicates that Mill Lane will become one way but preferred access to the site would be via a cul de sac in Brookfields.	

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The application was for 27 houses, 2 less than previously, but the existing bungalow on the site would be refurbished. Over 30 objections had been registered with SSDC.

6 members of the public spoke expressing views shared by all present, these covered :

Mill Lane is not suitable for any increased traffic without providing a real danger to current users and residents. It is the quickest route to town and will be used regardless.

In 2006 Mill Lane was protected from extra vehicle access in the local plan so how can this now be acceptable. A SSDC Planning Officer had previously expressed concerns about access via Mill Lane.

Increased use of Mill Lane will make every day living for residents of Bridgwater Buildings very difficult.

Bridgwater Buildings are very old cottages with no foundations, increased heavy traffic will be detrimental to these buildings.

Parking will be impossible with the new proposals – where will residents go? With the approval of development of the Consti site there will be even more people and traffic movement in the area.

The site is within a conservation area.

Vehicles will be directed via Mill Lane by sat navs which will be a difficult situation to manage.

Reference is made in the application of a threat to a badger sett close by but no reference to the threat to human beings.

Several residents in Brookfields had bought homes on the understanding that these lay in a cul-du-sac, how can this now be changed to a through road.

Brookfields is an over developed site already with cars parked on the road and children at play, these children will be put at great risk by increased traffic flow.

South Cary Lane is a direct route from Torbay to the Yeovil route but no mention is made of any restriction here.

The lives of many residents in Bridgwater Buildings and Brookfields has been made a misery for many years with the repeated applications to develop this site.

The Chair thanked members of the public for their input and asked Town Councillors for their views. All councillors present had visited the site.

Councillors expressed concern that there were too many houses, that any access via Mill Lane was impossible and would be a real danger to the many pedestrians who use this lane.

There was concern about an adverse impact in a conservation area.

The gradient of the proposed path via Ramalard Court was too steep and would need to be adapted with an assurance on width for double use and wheelchair users.

It was pointed out that the cottages in Bridgwater Buildings had stood for over 100years and are now under threat.

Yarlington Homes have the means to provide an access via their own

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	<p>property (Remalard Court) and this avenue could be followed up even though it would reduce the development by approx 5 houses.</p> <p>Yarlington Homes should use their own land for access in order to develop the land and make a profit, rather than blighting the lives of the residents of Bridgwater Buildings and Brookfields.</p> <p>Councillors voted unanimously to oppose this application for the following reasons.</p> <p>Local and justified concerns relating to vehicle access via Mill Lane and the existing cul-de –sac in Brookfields and the dangerous junction in Torbay Road. If any development is to go ahead the vehicle access has to be via Remalard Court.</p> <p>This application is one of many within Castle Cary and Ansford at present. There are sufficient houses within other proposals which already have planning permission to meet the demands of the Local Plan. Additionally, there are further applications at appeal which, if allowed, would take the allocation of a minimum of 374 houses as cited in the Local Plan way way over this number, thus making Castle Cary, which is a Local Market town, disproportionately large. There are also numerous brown field sites which should be developed first.</p> <p>The proposed homes do not meet national requirements to maximise the use photovoltaics and inclusion of dormer windows will make retrospective use of these impossible. According to the NPPF we should be encouraging the building of dwellings which are carbon neutral.</p> <p>The site is in an historic part of Castle Cary with 3 mills recorded in the Domesday book and the area should be preserved not destroyed.</p>	
P63	PLANNING DETERMINATIONS AND HEARINGS	
	<p>P63/1 16/02843/FUL/LBC Conversion of flat and former stable to dwelling (resubmission of 15/04526/FUL). Ansford House, Cumnock Road, Castle Cary <p style="text-align: right;">APPROVED</p> </p>	
	<p>P63/2 16/02230/S73A Application to vary condition 10(approved plans) of approval 97/05328/REM for siting, design, external appearance and landscaping. The Nurseries, Upper High Street, Castle Cary. <p style="text-align: right;">APPROVED</p> </p>	
	<p>P63/3 14/02020/OUT Donne Holdings and SCC – outline application for 165 houses, employment land and link road.</p>	

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	APPEAL WITHDRAWN	
P63/4	15/00781/S73A Non material amendment. Two Swans, Castle Cary.	APPROVED
P63/5	16/02403/FUL Erection of single storey dwelling, Shepley Gate, Galhampton	REFUSED
P64	Core Strategy and/or section 106	
	Nothing to report	
	FUTURE MEETING DATES –Monday 3rd October	
	These minutes are a true and accurate account of the meeting: Signed Chair of Planning Committee Dated: 03.10.2016	
	Document Distribution: Town Councillors, District & County Councillors, Clerks	