CASTLE CARY TOWN COUNCIL PLANNING COMMITTEE
Minutes of Meeting held on Monday 3rd October 2016 at 6.30pm
The Market House, Castle Cary

	MINUTES	ACTION
	PRESENT:	
	Town Councillors: Pek Peppin, (Chair), Martin Atkins, Justin Birch, Bob Gilbey, Judi Morison, Barry Moorhouse, Sally Snook, Penny Steiner, Nick Weeks, Barbara Williams	
	County/District Councillors: Nick Weeks	
P65	**APOLOGIES:**	
	Liz Stokes (holiday)	
P66	**MINUTES OF THE PREVIOUS MEETING – 5th September 2016**	
	BM SS Agreed by those who attended	
P67	**MATTERS ARISING FROM THE PREVIOUS MEETING** (not mentioned on the agenda)	
	None	
P68	**To agree any items to be dealt with after the public, including the press have been excluded. (A resolution to be passed by Councillors)**	
P69	**DECLARATIONS OF INTEREST**	
	Nick Weeks as Chair of Area East informed the meeting that he would not vote on any application in case it prejudices any items at Area East	
P70	To consider the list of applications received as at 28th September 2016	
	P70/1 16/03665/S73 Vary condition 02 of planning permission 14/05104/FUL to allow the substitution of plans to change site layout. Land adjacent to Dunster House, Woodcock Street, Castle Cary	
	This application was Initially opposed to try to keep a shop in the town centre. The Application was passed at appeal. BT has put two high sped broadband boxes on the pavement in front of the proposed new terrace and the developer has started groundworks and discovered other issues which mean that he has requested layout changes on the orientation of the new terrace. Andrew Tucker's comments on the original plans were read to councillors – that he was not against the proposal to recreate the frontage of the houses which were demolished on the site in the 1960's and that the proposed plans for this site were likely to enhance the character of the area by reinstating houses on both sides of the street. The Chair pointed out that include in the application was a change of materials from those cited in the original plans for which permission was given. These were that the street frontage should be of Cary Stone, the roof tiles should	

	be single and that the doors and window frames should be painted timber. In a letter to Dominic Health Coleman the developer states that he wishes to use Sherborne stones for the walling and red brick slips to chimneys, & double roman roof tiled in farmhouse red. No mention is made of the doors and window frames. Whereas the original plan was for Cary stone and single plain tiles and doors and window frames will be painted timber. NW suggested views should be obtained from the conservation officer The committee voted that approval be granted for the change in the angle of the terrace provided that subject to the original proposed materials using Cary Stone, plain roof tiles, timber window frames and door to be painted white. **Approve subject to use of original materials-Unanimous** Concern was expressed that the new orientation would not alter the size of the houses or the parking lots, and also the shape of the site had changed slightly at the back. The committee voted to **Approve amendment to layout subject to assurance requested for the houses and car parking to be the same size** -5 agreed 4 abstained	
	P70/2 16/03078/LBC Internal alterations and retrospective permission for alterations to rear first floor extension approved under 03/00257/LBC 1A High Street, Castle Cary	
	Retrospective: Partition wall was erected to create the second bedroom & large good quality doors at the rear of the property installed. Proposed: Internal alterations to re-order storage and move & refurbish cupboard doors. **Observations - To support proposed and retrospective permission-unanimous.**	
P71	**PLANNING DETERMINATIONS AND HEARINGS**	
	P71/1 16/01464/FUL Self build single storey timber frame low energy ECO house, land of Millbrook House, Station Road, Castle Cary. **APPROVED**	
	P71/2 15/00519/out Silverwood Development, Torbay Road, 75 dwellings **Appeal – Public Local Enquiry 4th October**.	
	P71/3 14/05623/OUT Wayside Farm, Station Road, Castle Cary, 125 dwellings **Appeal – Public Local Enquiry 4th October.**	

P64	**Core Strategy and/or section 106**	
	NW explained for the benefit of the new Councillor these are financial agreements that are signed before building commences that are made with the builders/developers for sites exceeding 10 houses	
P65	**In camera session**	
	No Items	
	FUTURE MEETING DATES –Monday 7th November	
	These minutes are a true and accurate account of the meeting: Signed ……..…… Chair of Planning Committee Dated: 07.11.2016	
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