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

| | AGENDA ITEM | ACTION |
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| | **PRESENT** | |
| | Town Councillors: Pek Peppin (Chair), Barry Moorhouse, Martin Atkins, Bob Gilby, Nick Weeks, Barbara Williams, Sally Snook, Judi Morison and Justin Birch.<br>1 Member of the public. | |
| | County/District Councillors: Nick Weeks | |
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| **P83** | **APOLOGIES:** P. Steiner (holiday) L.Stokes (unwell) | |
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| **P84** | **MINUTES OF THE PREVIOUS MEETING – 7th November 2016** | |
| | The chair proposed acceptance of these minutes, agreed unanimously. | |
| **P85** | **MATTERS ARISING FROM THE PREVIOUS MEETING**<br>(not mentioned on the agenda) | |
| | The Priory – It was understood that following discussion a revised application is expected. | |
| **P86** | **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 the Chair would raise 2 items in camera. | |
| **P87** | **DECLARATIONS OF INTEREST** | |
| | Nick Weeks as Chair of Area East informed the meeting that he would not vote on any application | |
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| **P88** | To consider the list of applications received as at 2nd November 2016 | |
| | **P88/1 16/04724/ADV**<br>Display of 1 no fascia sign (only logo illuminated Sign A) and one non illuminated projector sign (sign B) Co-op Store, Fore Street, Castle Cary | |
| | Councillors believed the illuminated lighting fell within that permitted in Castle Cary.<br>Proposed by Pek Peppin, seconded Judi Morision that this application should be supported. Agreed. | |
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| | **P88/2 16/04584/FUL**<br>Conversion of outbuilding into ancillary accommodation for holiday letting. | |
| | During a phone conversation with the owner's agent the Chair had | |

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| | been informed that parking for this accommodation would need to be in the public car park.<br>There had been no objections from any neighbours but the Environmental Health Officer had expressed concern that the smell from the fish and chip shop would be detrimental to those using the accommodation. There were some concerns about this application and it was decided to ask the Planning Officer to look at the following:<br>• The conversions to be for holiday letting only and should form part of existing premises and not become a separate dwelling.<br>• Parking provision does not meet statutory requirements.<br>• Need to ensure a safe escape route in case of fire.<br>• The size of the window in bedroom 2 seems very small and should maybe be upgraded to match bedroom 1.<br><br>Proposed by Pek Peppin, seconded Sally Snook and agreed to support the application with the above issues flagged. | |
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| | **P88/3 16/04775/FUL**<br>Timber cladding single storey extension with single ply membrane roof flat roof. Upside Down Cottage, Fore Street, Castle Cary, BA7 7BG | |
| | A site visit had been made and the application appeared to make good use of existing space. There is a high retaining wall behind the proposal and once the extension is built maintenance of this wall will be impossible. Concern was also expressed about escape routes in the event of fire,<br>Pek Peppin proposed that we support this application with reference to the retaining wall, seconded Barry Moorhouse and agreed.<br>Planning Officer's attention to be drawn to the incomplete application form which had no contact details. | |
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| **P89** | **PLANNING DETERMINATIONS AND HEARINGS** | |
| | **P89/1 16/03665/S73**<br>Land adjacent Dunster House, application to vary conditions.<br>**APPROVED** | |
| | **P89/2 16/04319/FUL**<br>Refurbishment of existing bank premises<br>**APPROVED** | |
| | **P89/3 16/03573/FUL**<br>Replacement gate at rear of property and repairs to wall.<br>Avenue House, South Street, Castle Cary.<br>**APPROVED** | |
| | **P89/4 16/04426/FUL**<br>Covered walkway between skittle alley and pub bards, The Horse Pond Inn, Castle Cary. | |

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| | **APPROVED** | |
| | **P89/5 15/03441/REM**<br>Appeal decision on approval of reserved matters for the erection of 40 dwelling houses.<br>**SPLIT DECISION** | |
| | **P89/6 16/04371/FUL**<br>Replacement of existing window with French Doors, Flat 23 Hanover Court, Castle Cary.<br>**APPROVED** | |
| | **P89/7 12/02111/FUL**<br>Amend existing vehicular access to improve visibility, Lower Cockhill Farm, Castle Cary.<br>**APPROVED** | |
| **P90** | **Core Strategy and/or section 106** | |
| | Nick Weeks stressed the need for the Council to identify and monitor specific projects with the town in relation to 106 monies. Care needed to link projects with appropriate developments and monitor the distribution of these funds.<br>He suggested that the Scout Hut which has multi uses was one of the areas we should consider.<br>Tim Cook (SSDC) is currently compiling a breakdown of projects approved and funding given or due with a view that an annual report can be issued to Councils to keep them informed.<br>It was agreed that a meeting of the Town Council should be arranged in January specifically to discuss 106 & SIL monies and to identify areas of use. Tim Cook to be invited to this meeting. | |
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| | **FUTURE MEETING DATES –** Tuesday 3rd January 2017. | |
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| | These minutes are a true and accurate account of the meeting:<br><br>Signed ……..…… Chair of Planning Committee<br><br>Dated: 05.12.2016 | |
| | **Document Distribution:** Town Councillors, District & County Councillors, Clerks | |
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| **P91** | **In Camera Session**<br><br>**P91/1 Dunster House site**<br>Pek expressed concern that a second application to vary agreed conditions, this time the roof tiles, has been received.<br>An extension for the return of observations has been granted to allow discussion at the January Planning Meeting and asked Councillors to look at this prior to the meeting. | |
| | **P91/2 –** Pek had been approached by the local representative from the CPRE (Campaign to Protect Rural England) He is a Planning Lawyer. CPRE would offer expertise and support for an annual fee of £36. Pek suggested that councillors look into this and that it is brought up again at the next full council meeting so that it can be voted on. | |