

CASTLE CARY TOWN COUNCIL PLANNING COMMITTEE
Minutes of Meeting held on Monday 6th February 2017
2016 at 6.30pm
The Market House, Castle Cary

	AGENDA ITEM	ACTION
	PRESENT	
	Town Councillors: Pek Peppin, Sally Snook, Penny Steiner, Martin Atkins, Bob Gilbey, Barbara Williams, Judi Morison	
	County/District Councillors: Nick Weeks	
P12	APOLOGIES: Barry Moorhouse, Justin Birch	
P13	MINUTES OF THE PREVIOUS MEETING – 3rd January 2017 & 16th January 2017	
	The chair proposed acceptance of both sets of minutes. Seconded & agreed by all.	
P14	MATTERS ARISING FROM THE PREVIOUS MEETING (not mentioned on the agenda)	
	NW mentioned that the issue of bats at The Priory has come up since 16 Jan meeting. They are protected. This will be dealt with by Area East in April.	
P15	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	
P16	DECLARATIONS OF INTEREST	
	Nick Weeks as Chair of Area East informed the meeting that he would not vote on any application	
P17	To consider the list of applications received as at Wed 1 st February 2017	
	P17/1 16/05276/FUL	
	Proposed change of use from agricultural to extend residential garden. Proposed new vehicular access/egress to South Cary Lane (extinguishing of existing access/egress) Single storey side and rear extension and associated alterations. Primrose Cottage	
	PP described the plans. Highways approval. No letters of objection received. Councillors agreed plans will improve traffic flow as parking in passing place will be reduced. Extension felt to be in keeping. Unanimous approval in favour of application.	
	P17/2 16/05395/LBC	
	Erect a shop fascia sign and two further signs to the side of the	

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	building. Bank House.	
	It was noted that this was a retrospective application. Also that the signs although attractive are not very legible. Also noted that businesses need to be encouraged in the town. Unanimous approval in favour of application.	
	P17/3 16/05427/LBC	
	Change of paint colour to shop frontage and window frames and display of signage (partly implemented). Somerset Wine.	
	Unanimous approval in favour	
	P17/4 16/05302/LBC Amended Plans	
	Internal & external alterations to form self-contained residence and shop. 3 High St.	
	<p>It was noted that the Planning Cmtee rejected the original application in January. The alternative plans include keeping the display area to right hand side of building and introducing a private passage. The shop space will be reduced. It was noted that works have already started in the premises. Although the new plan is an improvement on the original, the Cmtee is concerned that the owner may sell off the residential area & leave the shop empty in the future.</p> <p>Unanimous decision against the proposal as the Town Council is very concerned that if this application is permitted there is a very real possibility that the downstairs and upstairs will be split and be sold off separately. This would be very detrimental to the property and to the town as small shops are very hard to sell. The previous owner used the upstairs as a gallery/store.</p> <p>Also this is a listed building and the internal partitions will ruin the integrity of the internal space and should not be allowed.</p>	
P18	PLANNING DETERMINATIONS AND HEARINGS	
	P18/1 16/04584/FUL Conversion of outbuilding into ancillary accommodation. Golden Plaice Station Road <p style="text-align: right;">REFUSED</p>	
	P18/2 16/04775/FUL Single storey extension Upside Down Cottage Fore St <p style="text-align: right;">APPROVED</p>	
	P18/3 16/04951/FUL Roof extension 3 South Bank <p style="text-align: right;">APPROVED</p>	
	P18/4 16/05020/S73A Tiles	

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	Dunster House	APPROVED	
	P18/5 15/00519/OUT 75 dwellings East of Station Road	APPROVED	
	P18/6 14/05623/OUT 125 residential units Wayside Farm	APPROVED	
	P18/7 16/05497/DPO Discharge section 106 agreement Alma Field	DISCHARGED	
P19	Core Strategy and/or section 106		
	Nothing to report		
P20	In camera session		
	None		
P21	Update from Scrutiny Cmtee PP attended the Scrutiny committee meeting in Yeovil concerning procedures relating to the granting of a Waste Transfer station at Dimmer. Cary, Ansford and Carymoor parish councils, C4C and members of the public all made representations as they have not been included in the decision-making process and public money is involved. Questions have been asked that have not been answered. The SSDC Scrutiny committee felt that this was a matter for SCC and Henry Hobhouse said he would raise the matter with the powers that be in county. It was also suggested this matter might go to the ombudsman. The issue is ongoing.		
	FUTURE MEETING DATES –Monday 6th March 2017		
	These minutes are a true and accurate account of the meeting: Signed Chair of Planning Committee Dated: 6 th March 2017		
	Document Distribution: Town Councillors, District & County Councillors, Clerks		