

CASTLE CARY TOWN COUNCIL PLANNING COMMITTEE
Minutes of Meeting held on Monday 5th June 2017
at 6.30pm
The Market House, Castle Cary

	AGENDA ITEM	ACTION
	PRESENT: Pek Peppin, Sally Snook, Martin Atkins, Barry Moorhouse, Bob Gilbey, Barbara Williams, Judi Morrison, Nick Weeks	
P49	APOLOGIES: None	
P50	MINUTES OF THE PREVIOUS MEETING – 2nd May 2017	
	PP proposed. BM seconded. All accepted as an accurate record of the meeting.	
P51	MATTERS ARISING FROM THE PREVIOUS MEETING (not mentioned on the agenda)	
	PP advised the meeting that she would like to discuss 2 matters during the in camera session.	
P52	To agree any items to be dealt with after the public, including the press have been excluded. (A resolution to be passed by Councillors)	
P53	DECLARATIONS OF INTEREST	
	Nick Weeks as Chair of Area East informed the meeting that he would not vote on any application. Sally Snook declared her interest in the 4 Applications relating to Clanville Manor Farm and advised that she would therefore not be voting on these.	
P54	To consider the list of applications received as at Wed 31st May 2017	
	P54/1 17/01867/TPO	
	Application to fell 4 trees within SSDC Tree Preservation Order (CACA 1) 1996 3 Priorygate Court Castle Cary BA7 7HT Mrs Jean Rawden	
	4 cypress trees shading the lawn to be removed & replaced by a trellis/clematis.	
	DECISION All in support	
	P54/2 17/01448/FUL	
	Move and rebuild a 'Boulton & Paul' agricultural barn (Building A) Clanville Manor Farm Cary Road Alford Castle Cary BA7 7PJ Mr & Mrs Snook	
	BM asked if any materials for the 4 buildings were totally new. SS advised for Shed B only. BW asked if the buildings would affect any neighbours. SS advised they would not.	
	DECISION All in support	
	P54/3 17/01584/FUL	
	The erection of a cattle shed (Building B) Clanville Manor Farm Cary Road Alford Castle Cary BA7 7PJ Mr & Mrs Snook	
	DECISION All in support	

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	P54/4 17/01446/FUL	
	Erection of straw storage shed (Building C) Clanville Manor Farm Cary Road Alford Castle Cary BA7 7PJ Mr & Mrs Snook	
	DECISION All in support	
	P54/5 17/01446/FUL	
	The erection of a farm workshop and storage building on the site of an existing redundant 1960s cattle shed (Building D) Clanville Manor Farm Cary Road Alford Castle Cary BA7 7PJ Mr & Mrs Snook	
	DECISION All in support	
	P54/6 17/01646/FUL	
	Erection of a dwelling and garage (revised design to that approved 15/04460/FUL) Plot 2 Alma Field castle Cary Somerset Mr Stephen Cooper	
	PP advised that these are different owners & architect from those for Plot No 3 discussed at last month's meeting & a different design of building is proposed. The design includes a subterranean basement & dormer windows, render walls, one facia of cary stone & upvc windows. 2 objection letters were received from neighbours who were concerned about various issues including a larger house now proposed than originally & being overlooked. PP noted that only 8 neighbouring properties were advised re these plans whereas 42 were advised for the original plans & she felt more objections may have been received if more people had been made aware. Full discussion by councillors followed. It was noted that a mockery is being made of the consultation process if particular plans are supported by the Planning Committee & then completely changed & resubmitted later. In addition the revised plans in this case mean that the site is now being overdeveloped. This is also a greenfield site where the 1 st plans for eco homes were appropriate but the revised plans are not. There is also a discrepancy between the number of neighbours consulted originally (42) & the number contacted this time (8). PP is going to write to David Norris SSDC Development Manager about this.	
	DECISION 6 against 1 abstention	
P55	PLANNING DETERMINATIONS AND HEARINGS	
	P55/1 17/01070FUL & 17/01070/LBC	
	Conversion of a stables building into a holiday letting unit and the erection of an external log store	
	Mrs Debra Henderson Cary Place 4 Upper High Street Castle Cary BA7 7AR	
	APPLICATION APPROVED WITH CONDITIONS	

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	P55/2 17/00845/FUL	
	Conversion of agricultural building to two dwellings and creation of new access track	
	Mr & Mrs Snook Clanville Manor Farm Cary Road Alford Castle Cary Somerset BA7 7PJ	
	APPLICATION APPROVED WITH CONDITIONS	
	P55/3 16/03447/FUL	
	Erection of 27 No. dwellings with associated access, roads, footways, parking, drainage and landscaping	
	Mr Robert Winstone Land Adjacent Foxes Run Bridgewater Buildings Castle Cary BA7 7JU	
	PERMISSION REFUSED	
P56	Core Strategy and/or section 106	
	NW advised that the Area East Committee would like to see an artificial sports pitch built locally & for local Town Council's to precept this with a donation.. To be discussed at Full Council..PP supports suggestion. It would be built at either Ansford Academy or King Arthurs School, Wincanton.	
P57	In camera session	
	<ol style="list-style-type: none"> 1. 17/01064/FUL Camp Road, Dimmer Lane, Dimmer. PP asked Committee support to go to Area East to give them the Town Council's observations on the proposed plans here. Committee gave their support. 2. 17/02080/COL Planet House . PP has spoken to Alex Skidmore Planning Officer at SSDC today. This is a change from A1 to C3 usage ie: from commercial to residential use, so does not go through the normal planning application process as the change requires a certificate of lawfulness only & not full Planning consent. The Town Council can however check on the SSDC website & comment in writing, giving any reasons for objection to any applications. PP is however very concerned that this is not good for the town, as the no. of commercial properties are gradually being eroded. She reminded the committee that a reduction in commercial properties is objected to in the Neighbourhood Plan, which also objects to new dwellings being allowed without parking- so this process is against Town Policy. PP is going to write to Alex Skidmore about this. NW added that this is also going against the SSDC Local Plan that identifies town centres as being protected from losing business space & further erosion of business premises does harm. 	

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	FUTURE MEETING DATES –Monday 3rd July 2017	
	<p>These minutes are a true and accurate account of the meeting:</p> <p>SignedChair of Planning Committee</p> <p>Dated: 3rd July 2017</p>	
	Document Distribution: Town Councillors, District & County Councillors, Clerks	