



Castle Cary Town Council

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CASTLE CARY TOWN COUNCIL PLANNING COMMITTEE
Minutes of Meeting held on Monday 3rd July 2017
at 6.30pm
The Market House, Castle Cary

	AGENDA ITEM	ACTION
	PRESENT: Pek Peppin, Sally Snook, Judi Morison, Debra Henderson, Nick Weeks, Barbara Williams	
	OFFICER PRESENT: Sue Hake	
	MEMBERS OF THE PUBLIC: No members of the public attended	
P58	APOLOGIES: Martin Atkins, Bob Gilbey, Barry Moorhouse, Terry Philpott, Penny Steiner	
P59	MINUTES OF THE PREVIOUS MEETING – 5th June 2017	
	Resolved: Minutes for the Planning meeting held on 5 th June were confirmed	
P60	MATTERS ARISING FROM THE PREVIOUS MEETING	
	No Items raised	
P61	To agree any items to be dealt with after the public, including the press have been excluded. (A resolution to be passed by Councillors) No items requested to be discussed in camera	
P62	DECLARATIONS OF INTEREST	
	Nick Weeks as Chair of Area East informed the meeting that he would not vote on any applications	
P63	To consider the list of applications received as at Wed 28 th June 2017	
	P63/1 17/02359/FUL	
	Proposed demolition of the former Constitutional Club building. Constitutional Club Station Road BA7 7BY	
	Councillors were informed the demolition has been proposed for health and safety reasons as the building is becoming unstable It was noted the ecology survey ran out in March Councillors confirmed they are not in favour of the building demolition and favours keeping the building on site PP Stated information is on the website how the materials are planned to be disposed of when demolished	

	<p>DECISION: Majority Refusal with 2 abstentions The Council can see no good reason for demolition of the building without proof that this is necessary. It closes off the options of being purchased by a potential buyer to use the existing building If the building is permitted to be demolished the site will become an eyesore if not immediately developed and will eliminate the ability for local residents to use for car parking</p>	
	P63/2 17/02430/ADV	
	Installation of replacement signs. White Hart Fore Street BA7 7BQ. El group	
	Whilst part of the image on the sign was not liked it was agreed the look of the building would be improved	
	DECISION: Unanimously Supported	
	P63/3 17/02305/FUL	
	Demolition of building and the erection of detached annexe accommodation. Middle Farm Coopers Ash Lane Cockhill BA7 7NY Mrs Henrietta Woodward	
	NW warned this may need to be considered at Area East as the personal issues will not be taken into consideration DH raised concerns the development could be split and sold separately Councillors wish to express the support of the reason for the planning application	
	DECISION Unanimously Supported the application on the grounds that it is an appropriate use of the site as long as it is an annexe to the main house and must not be sold separately	
	P63/4 17/02370/FUL	
	Demolish existing single storey rear extension and construct a two storey rear extension. Candy Cottage Upper High Street Castle Cary BA7 7AR Mrs C Reed	
	Concern was raised about the reduction of light but there have been no objections raised by any neighbours	
	DECISION Majority agreed to Support with 1 abstention	
	P63/5 17/02629/TPO	
	Notification of intent to top a row of trees by 1.5-2 metres within SSDC Tree Preservation Order (CACA1) 1996 Mr Swan	
	DECISION This is for notification and has been agreed by SSDC	

	P63/6 17/00752/FUL	
	Erection of new single storey dwelling for use as an annexe to Shipley Gate Shipley Gate Smallway Small Way Lane Galhampton Yeovil BA22 7AF Mr Andrew Dobbins	
	Dislikes raised for UPVC windows and doors and look of the building from the drawings Queries raised if it could be adapted for alternative use but noted the need for an independent use of kitchen facilities There did not appear to be a pre-app report available online	
	DECISION Unanimously supported provided that it is an annexe that must not be sold separately, The committee objected to the overall design of the property which requires further thought and if passed should be subject to the tree planting as per the plans	
	P63/7 17/02153/FUL	
	Erection of a new dwelling Plot 3 Land at Alma Field Castle Cary BA7 7ET Mr & Mrs M Cops	
	Concerns were raised the Council had been duped as the original applications were only approved for the eco Hanse Haus design houses on a green field site Further concerns were raised about the increase size of the footprint and that the three separate applications submitted are now all different NW informed the councillors the first two applications will be discussed at the next Area East meeting on Wednesday 12 July PP will attend as well as any councillors available to attend	
	DECISION Unanimous Refusal, to be consistent with the first two plots, due to the increased footprint, designs not matching and outside the direction of growth in the local plan	
	P63/8 17/02387/FUL	
	Replacement of wooden windows and door 2 Woodcock Mews Woodcock Street Castle Cary BA7 7BJ Mr and Mrs Henson	
	The house is in the conservation area SS has spoken to Craig at Turner Windows, who referred to talking to Andrew Tucker but did not have Andrew's comments	
	DECISION Unanimous Refusal, with delegation made for PP to talk to Andrew Tucker (conservation officer) about this application	PP

	P63/9 17/02494/FUL	
	The erection of a storage building Land at Dimmer Camp Dimmer Lane Castle Cary BA7 7NR Mr Ken Alway	
	DECISION Unanimously Supported	
P64	PLANNING DETERMINATIONS AND HEARINGS	
	P64/1 17/01867/TPO	
	Application to fell 4 No. trees within South Somerset District Council Tree Preservation Order (CACA 1) 1996	
	Mrs Jean Rawden 3 Priorygate Court Castle Cary BA7 7HT	
	CONSENT GRANTED WITH CONDITIONS	
	P64/2 17/02080/COL	
	Application for Certificate of Lawfulness for the proposed use of ground floor as retail (Use Class A1) and first floor as residential (Use Class C3)	
	Mr C Newcombe Planet House Woodcock St Castle Cary BA7 7BL	
	APPLICATION PERMITTED	
P65	Core Strategy and/or section 106	
	Not discussed	
P66	In camera session	
	No items in camera	
	FUTURE MEETING DATES –Monday 7th August 2017	
	These minutes are a true and accurate account of the meeting: Signed Chair of Planning Committee Dated: 7 th August 2017	
	Document Distribution: Town Councillors, District & County Councillors, Clerks	