

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

	APPROVED MINUTES	ACTION
	PRESENT: Pek Peppin, Barbara Williams, Martin Atkins, Nick Weeks, Penny Steiner, Bob Gilbey, Judi Morison, Sally Snook, Debra Henderson	
	OFFICER PRESENT: Claire Craner-Buckley	
	MEMBERS OF THE PUBLIC:	
P94	APOLOGIES Barry Moorhouse	
P95	MINUTES OF THE PREVIOUS MEETING – 2ndOctober 2017	
	Add Penny Steiner as apology for last meeting. Then approved & to be signed.	
P96	MATTERS ARISING FROM THE PREVIOUS MEETING (not mentioned on the agenda)	
	None	
P97	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	
P98	DECLARATIONS OF INTEREST	
	Nick Weeks as Chair of Area East informed the meeting that he would not vote on any applications.	
P99	To consider the list of applications received as at Wed 1 st November 2017	
	P99/1 17/03798/FUL	
	Chequers Property Development Ltd Castle Cary Constitutional Club, Station Road, Castle Cary BA7 7BY Erection of two new dwellings (to be considered alongside application 16/00435/OUT)	
	Discussion: Original application for 10 houses refused. Permission then given for 8. This new application is in effect for 10 again with very slightly bigger gardens. Sky lights in roofs but no floor plan details for the top floor. Conservation officers report considered. Reference to Equestrian/ stables for 6 horses in Access statement queried. Agreed all 10 properties if permitted should be subject to CIL.	
	DECISION Vote taken: 1 in favour, 7 were against, 1 abstention. Reasons: over development of site in particular narrow parking spaces for residents, no visitor parking spaces & limited refuse lorry access.	

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	P99/2 17/03795/REM	
	Chequers Property Development Ltd Castle Cary Constitutional Club, Station Road, Castle Cary BA7 7BY Application for reserved matters following approval of 16/00435/OUT to include details of appearance, landscaping, layout and scale	
	Discussion: CCTC views this as a new application re: Reserved matters.	
	DECISION Vote taken: 7 against. 2 abstentions Reasons: <ul style="list-style-type: none"> • Council is disappointed at the absence of photovoltaic panels • Also there are no plans for 2nd floor layouts although skylights are planned • Questioned whether this potential upstairs room would meet building control requirements ie: fire escape? • Feel the window designs are not in keeping with others in the town • It is unclear what the windows are to be made of • Suggest true lintels should be put in place as per Conservation Officers comments • Are unsure as to why the access statement mentions horses & stabling?? • CIL should be applied to the whole development. 	
	P99/317/04083/S73A	
	Ms Fiona Mattesini 7 Pithers Yard High Street Castle Cary BA7 7AN Application to vary condition no. 03 (opening hours) of planning approval 17/03419/COU to vary opening hours.	
	Discussion: Home cafe. No objections from neighbours.	
	DECISION Vote taken: unanimous in favour.	
	P99/4 17/03613/FUL	
	Mr D Roberts Land Rear of Bay Tree South Street Castle Cary Amendments: Alterations including reduction in floor area.	
	Discussion: Objection letters from neighbours. Changed situation now with new evidence. Also Conservation Officer has objections. CCTC	

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	had wrongly assumed that the site belongs to Bay Tree. There is mixed ownership of the land. Discussed if new development is too near to neighbours wall. Feel this should be viewed as a new application.	
	DECISION Vote taken: 2 in favour. 7 abstained. Councillors have concerns re: proximity to boundary wall & limited parking.	
	P99/5 17/01381/LBC	
	Miss Antonia Chinn Chinns Clothes and Accessories Market Place Castle Cary BA7 7AL Painting of external walls and the display of 2 No. fascia signs (Implemented)	
	Discussion	
	DECISION Vote taken: unanimous in favour	
	P99/6 17/01382/ADV	
	Miss Antonia Chinn Chinns Clothes and Accessories Market Place Castle Cary BA7 7AL The display of 2 No. non illuminated fascia signs (Retrospective)	
	Discussion	
	DECISION Vote taken: unanimous in favour	
	P99/7 17/03976/FUL	
	Mr & Mrs Neil Mackie South Dene South Street Castle Cary BA7 7ES Construction of an attached timber outbuilding (revised application)	
	Discussion. This application has been resubmitted following all the Conservation Officer's suggestions re gable etc	
	DECISION Vote taken: unanimous in favour	
	P99/8 17/03977/LBC	
	Mr & Mrs Neil Mackie South Dene South Street Castle Cary BA7 7ES Construction of an attached timber outbuilding (revised application)	

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	Discussion	
	DECISION Vote taken: unanimous in favour	
P100	PLANNING DETERMINATIONS AND HEARINGS	
	P100/1 17/03077/LBC	
	Mr Tim Oliver 37 High St Castle Cary BA7 7AW	
	Internal and external refurbishment to include new window and replacement door to side elevation	
	APPLICATION PERMITTED WITH CONDITIONS	
	P100/2 17/03419/COU	
	Mrs Fiona Mattesini 7 Pithers Yard High St Castle Cary BA7 7AN	
	Change of use premises from B1 (office) to A3 cafe	
	APPLICATION PERMITTED WITH CONDITIONS	
	P100/3 17/04033/NMA	
	Mr Marcus Clarke The Priory Priorygate Court Castle Cary BA7 7HT	
	Application for a Non-Material Amendment to 16/04434/FUL for various alterations to the Unit 1 & Unit 2	
	APPLICATION PERMITTED	
	P100/4 17/03570/FUL	
	Mr Keith Fogg The Laurels Ansford Road Castle Cary BA7 7HG	
	Erection of single storey replacement extension with conservation rooflights. Insertion of 2 new windows and 2 rooflights	
	APPLICATION PERMITTED WITH CONDITIONS	
P101	Core Strategy and/or section 106	
P102	In camera session	

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	FUTURE MEETING DATES –Monday 4th December 2017	
	<p>The meeting closed at 7.35 pm These minutes are a true and accurate account of the meeting:</p> <p>Signed Chair of Planning Committee</p> <p>Dated: 6th November 2017</p>	
	Document Distribution: Town Councillors, District & County Councillors, Clerks	