

CASTLE CARY TOWN COUNCIL PLANNING COMMITTEE
Minutes of Meeting held on Monday 4th December 2017
at 6.30pm
The Market House, Castle Cary

..	APPROVED MINUTES	ACTION
	PRESENT: Pek Peppin, Martin Atkins, Judi Morison, Penny Steiner, Bob Gilbey, Nick Weeks, Sally Snook, Debra Henderson, Barbara Williams	
	OFFICER PRESENT: Claire Craner-Buckley	
	MEMBERS OF THE PUBLIC: 2	
P103	APOLOGIES Barry Moorhouse	
P104	MINUTES OF THE PREVIOUS MEETING –6th November 2017	
	One amendment required : P99/2 'CCTC is disappointed'. Then Approved & to be signed.	
P105	MATTERS ARISING FROM THE PREVIOUS MEETING (not mentioned on the agenda)	
	None	
P106	To agree any items to be dealt with after the public, including the press have been excluded. (A resolution to be passed by Councillors)	
	3 short announcements by PP to be made at end of meeting.	
P107	DECLARATIONS OF INTEREST	
	Nick Weeks as Chair of Area East informed the meeting that he would not vote on any applications. MA declared an interest in P108/1 PS declared an interest in P108/3	
P108	To consider the list of applications received as at Wed 29th November 2017	
	P108/1 17/04140/FUL	
	Mr M Atkins 1 Torbay Road Castle Cary BA7 7DT Siting of 1 No. portacabin to be used as a food café	
	Discussion: Note the address of this application is Torbay Road Industrial Estate not 1 Torbay Road. MA spoke explaining that this was a business & employment opportunity. The unit has been running as a cafe from 7am -3pm & used by people on Ind Estate, since the summer. MA advised that although having initially been advised that Planning Permission was not required following delays & indecision from SSDC, he has now applied for it to ensure all requirements are covered. He also advised that all regs are being met eg: food hygiene.	

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	DECISION MA left the room. Vote taken. Unanimous vote in support 7.	
	P108/2 17/04411/S73A	
	Ms N Henson & Mr B Blackburn Plot 1 Alma Field Castle Cary S73A application to vary condition 2 of 17/01659/FUL to amend site layout	
	Discussion: PP has talked with Dominic Heath-Coleman in Planning Dept at SSDC but it is not clear from the application what site layout amendment is being applied for. Maybe access/ driveway? Not enough information. He thinks is a very small change. Several Councillors felt this application should be resubmitted with clearer information.	
	DECISION Unanimous decision to turn down application on the grounds that it is not clear exactly what the change is.	
	P108/317/04516/FUL	
	Mr S & Mrs M Bebbington April Place South Cary Lane Castle Cary BA7 7ER Erection of outbuilding containing hobby room and garden storage (Retrospective)	
	Discussion: Built Summer in 2015. The property including this hobby room have recently been sold. The searches during the sale suggested Planning Permission should be sought as the new building is located closer to the house than Regulations allow. Electricity is supplied to the building with water on outside. No objections from neighbouring properties. Not visible from road.	
	DECISION Unanimous vote in support 7. Abstention: PS due to previously declared interest.	
	Consultation : North Cadbury Parish Council	
	P108/4 17/04023/FUL	
	Harvester Works Mayfield Close Galhampton Yeovil BA22 7AX Erection of 8 No. detached dwellings (re-submission of previously withdrawn planning application 16/02364/FUL)	
	Discussion: There have been a no. of applications over the years for this site, including an application for 17 houses including some affordable ones. There are several handsome old buildings nearby & the site is beside the busy A359 to Yeovil. It is behind and next to Orchard Inn. The application indicates that a footpath is planned directly beside the A359, running past the pub & then across the front of Old Hunt Farm. This area is currently fenced off as the front garden of the Farm. It is not clear if the farm has agreed to this plan. The	

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	<p>footpath to the village is not planned to take the more logical & safer route from the back of the new houses as this would be onto a private lane. Discussion re: suitability of the houses/building materials proposed for this rural location are not local vernacular. It was pointed out that there is no such thing as Contemporary Countryside Vernacular and that these houses do not conform to or chime with the vernacular of this part of South Somerset. Discussion re: lack of affordable houses in this application. Concerns re: sites entrance & exit onto the busy main road although the visibility is good here. Concerns that PV panels should definitely be fitted – they are marked as potential for pv panels.</p>	
	<p>DECISION</p> <p>In support 4 Against 3 Abstention 1</p>	
P109	PLANNING DETERMINATIONS AND HEARINGS	
	P109/1 17/04083/S73A	
	Mrs Fiona Mattesini 7 Pithers Yard Castle Cary BA7 7AN	
	Application to vary condition no 3 (opening hours) of planning approval 17/03419 COU to vary opening hours	
	APPLICATION PERMITTED WITH CONDITIONS	
	P109/2 17/03613/FUL	
	Mr D Roberts Land Rear of Bay Tree, South St, Castle Cary	
	Erection of a single storey dwelling	
	APPLICATION PERMITTED WITH CONDITIONS	
	P109/3 17/01381/LBC	
	Miss Antonia Chinn Chinns Clothes & Accessories, Market Place, Castle Cary, BA7 7AL	
	Painting of external walls and the display of 2 No. fascia signs (Implemented)	
	APPLICATION PERMITTED WITH CONDITIONS	
	P109/4 17/01382/ADV	
	Miss Antonia Chinn Chinns Clothes & Accessories, Market Place, Castle Cary, BA7 7AL	
	The display of 2 No non illuminated fascia signs (Retrospective)	
	APPLICATION PERMITTED WITH CONDITIONS	

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P110	Core Strategy and/or section 106	
	Nothing reported	
P111	In camera session	
	FUTURE MEETING DATES –Monday 8th January 2018	
	These minutes are a true and accurate account of the meeting: Signed Chair of Planning Committee Dated: 4 th December 2017	
	Document Distribution: Town Councillors, District & County Councillors, Clerks	