

19/0187/REM

Amended Plans/Additional Information

Land OS 1445 Part Torbay Road Castle Cary BA7 7DT

Reserved Matters

The design of the Persimmon homes should reflect the local vernacular. Merely changing the materials does not make the houses relate visually in any way to the existing traditional buildings in the town and certainly the houses proposed do not reflect the design principles laid out in the Neighbourhood Plan.

It is also unclear as to how much visitor parking is being provided. It looks to be an insufficient amount.

There is also another serious problem. Since outline planning permission was granted, a climate emergency has been declared not only by Central Government but also by Somerset County Council, South Somerset District Council and Castle Cary Town Council.

Where are the solar panels, heat source pumps, rainwater collection and electric car charging points for example? Now is an opportunity for Persimmon – a company that has had some bad press recently - to make a real difference and to design houses that are both visually appropriate and sustainable. It would be shameful to let this go through on the nod and without challenge.

19/03109/S73

Section 73 – Vary conditions 15 and 22

Condition 15.

The applicant's argument for varying condition 15 proves that it is illogical to allow a reserved matters application which only deals with one of the three uses for which outline planning permission was granted. The housing, employment land and set aside of land for a school are all part of the same application.

Therefore, it is essential that a proper reserved matters application is made for the whole site, or that three separate outline applications are made. If reserved matters are dealt with just for the housing, the other two elements of the site will face constraints and conditions which may make them unviable, suboptimal or unable to comply with the Local Plan and Neighbourhood Plan policies.

Condition 15 says “*The reserved matters application(s) shall include provision for footpath, cycle-path and vehicular links to the northern boundary with the adjoining land to the northwest. Unless agreed otherwise in writing, such links shall be fully provided to the boundary prior to the occupation of any dwelling or building on the site Reason: to ensure that future development is provided with good links to the town in accordance with policies TA1 and TA5 of the South Somerset Local Plan 2006- 2028*”.

Since this condition was written events have moved on and - for example - Yarlington Homes is currently building on the adjacent site to the north. We expect Persimmon and Yarlington to get together to ensure that it is possible for residents to walk/cycle between the two sites without having to go on to Station Road which is becoming increasingly dangerous.

We can see no evidence that any attempt has been made at connectivity with the other adjacent sites. It is no excuse to say that these sites are outside the control of the developers. The developers should be communicating with the owners of these sites and then make appropriate and agreed connections up to the boundary.

Condition 22

We vigorously oppose the Section 73 application to vary condition 22 of the planning permission.

The condition was put there for a very good reason: going south-west Torbay Road leads to two unclassified single-track country lanes, South Cary Lane and Barrow Road – the latter runs parallel to the river and both floods and freezes-over and can become extremely hazardous. The third exit is Blackworthy Road, which was widened in parts at the time of the construction of the Pet Food Factory. This road leads to the B3153 which has notorious traffic blackspots and is subject to numerous complaints and ongoing problems as exemplified by the formation of the B3153 Traffic Management Group headed by local councillors.

Condition 22 clearly states that ... Unless agreed otherwise in writing, no more than 25 houses shall be constructed off the Torbay Rd access, thereafter “**all** residential traffic, including construction and occupier's access, shall to be **solely** via Station Road.”

The developers want to change this wording to: “all construction traffic and occupiers’ **main point of access** shall be Station Road”.

This is not acceptable – such an arrangement cannot be controlled.
There can be no good reason to allow this change or even to tweak it.
Condition 22 should stand as it was originally written particularly in view
of the planning permission that has now been passed for Foxes Run –
all traffic from this site will exit onto Torbay Road.

Cumulative impact must be a serious consideration here.