

CASTLE CARY TOWN COUNCIL PLANNING COMMITTEE
Minutes of Meeting held on 2nd September 2019
at 6.30pm
The Market House, Castle Cary

	APPROVED MINUTES	ACTION
	PRESENT: Pek Peppin Bob Gilbey Steve Biddlecombe Sally Snook (Rob Worth arrived at 6.53pm so unable to vote)	
	OFFICER PRESENT: Claire Craner-Buckley	
	MEMBERS OF THE PUBLIC: 6	
P37	APOLOGIES Judi Morison Margaret Bebbington Penny Steiner Nick Weeks	
P38	MINUTES OF THE PREVIOUS MEETING – 5thAugust 2019	
	It was proposed and unanimously agreed to approve the minutes from the meeting held on 05/08/2019.	
P39	MATTERS ARISING FROM THE PREVIOUS MEETING (not mentioned on the agenda)	
	None	
P40	To agree any items to be dealt with after the public, including the press have been excluded. (A resolution to be passed by Councillors)	
	It was agreed to postpone discussion of amendments to the Local Plan until more members of the Planning Committee were available	
P41	DECLARATIONS OF INTEREST	
	None	
P42	To consider the list of applications received as at Wed 28 th August 2019	
	P42/1 19/02038/FUL	
	The erection of a detached dwellinghouse	
	Land Adjacent Beechwood The Park Castle Cary BA7 7EP Jeremy & Kathryn Lawrence	
	Discussion PP outlined the issues & the procedure to be followed to enable those against & for the proposal to speak, before committee members spoke & voted. She reminded the meeting that the Castle Cary Town Council can send in their Observations regarding the application but that it is South Somerset District Council who make the decision. The proposal is for a 2 floor, high specification, low level eco-home to be built on a green field site on the outskirts of the town. A 72 page Heritage Impact assessment document has been provided giving a very detailed application most of which is irrelevant.	

CASTLE CARY TOWN COUNCIL PLANNING COMMITTEE
Minutes of Meeting held on 2nd September 2019
at 6.30pm
The Market House, Castle Cary

PP stated that the adopted Local Plan clearly shows that the application site is outside the development area of Castle Cary. It is in open countryside and therefore the proposed development is contrary to policy SS1 of the Local Plan.

A member of public who is against the application spoke advising the meeting that as a neighbour, they had not been given enough notice to give their comments & that they had not seen a notice put up on site advising of the application. They said that as the site is outside the town boundary is a green field site they did not feel the application should be granted.

PP advised that they should report the incorrect procedural matters to SSDC.

Lee Wright: Planning Agent spoke in support of the application. He gave details of the buildings high eco credentials & advised that pre application work had been undertaken with an architect & the community. The building will be made of local stone using local builders and is responding to the lie of the land, having only a limited impact on nearby buildings.

The applicant then spoke in support of the application & advised that it was a Full application giving all the details and not an Outline application where changes could be made later. The application has been made following all the planning advice they have been given. He stated that it is compliant with the design principles in the Neighbourhood Plan and it is just one house in a sustainable location.

Councillors asked several questions & were advised that an archaeological assessment had not been made of the site in terms of excavations although desktop research had been done. The Agent also advised that the subsoil had not been tested & no search had been made for wells or springs.

Councillors felt that it is an impressive plan and support all the excellent environmental sustainability features of the proposed new building however they felt that unfortunately it is proposed for the wrong site & that it would compromise the amenity of the neighbours and other Cary residents.

PP stated that the SSDC showed 5 letters of objection & no letters in support. The Applicant stated there have been 10 letters objecting & 5 in support. There was some discussion about the number of letters objecting and in support, and as it was unclear about the number, the Chair said that without a true set of figures they could not be taken into account.

CASTLE CARY TOWN COUNCIL PLANNING COMMITTEE
Minutes of Meeting held on 2nd September 2019
at 6.30pm
The Market House, Castle Cary

	DECISION	
	The Planning Committee voted unanimously against this application	
	P42/2 19/02081/LBC	
	Listed Building Consent for internal alterations comprising of stud partitions, alteration to wall & ceiling, plumbing works & repainting of shopfront	
	1A High St, Castle Cary, BA7 7AN Mr Andrew Moore	
	Discussion: This is a Listed Building in the Castle Cary Conservation area. The application is for external & internal changes to the building from the Thoroughly Wild Meat Company who are planning to change the shop from a clothes shop to a butchers The changes are not structural & meet all regulations.	
	DECISION	
	The Planning Committee voted unanimously in support of this application	
	P42/319/01894/LBC	
	Application to display a blue plaque	
	12 Cumnock Terrace High House Cumnock Road Ansford Castle Cary BA7 7HY Castle Cary Town Council	
	Discussion This plaque celebrates that Douglas Macmillan was born in this house.	
	DECISION	
	The Planning Committee voted unanimously in support of this application	
P43	PLANNING DETERMINATIONS AND HEARINGS	
	None received by post or via SSDC website. The SSDC website is currently proving difficult to retrieve information from.	
P44	Core Strategy and/or section 106	
	No discussion	

CASTLE CARY TOWN COUNCIL PLANNING COMMITTEE
Minutes of Meeting held on 2nd September 2019
at 6.30pm
The Market House, Castle Cary

P45	In camera session	
	No items discussed	
	FUTURE MEETING DATES – 7th October 2019	
	<p>These minutes are a true and accurate account of the meeting:</p> <p>Signed Chair of Planning Committee</p> <p>Dated: 2nd September 2019</p>	
	Document Distribution: Town Councillors, District & County Councillors, Clerks	