



CASTLE CARY TOWN COUNCIL PLANNING COMMITTEE BUSINESS April 2020

No meeting was held due to the Coronavirus Crisis and lockdown

Notes by Deputy Town Clerk: Claire Craner-Buckley

P77 To consider the list of applications received (as at Wednesday 1st April 2020) detailed below

Application No	Proposal & Applicant	Location	Observation Expiry
19/01871/REM	Reserved matters application pursuant to outline permission (15/02347/OUT) for the approval of appearance, landscaping, layout & scale comprising 165 houses with a road linking Torbay Road with Station Road and associated public open space, landscaping and engineering works Persimmon	Land OS 1445 Part Torbay Road Castle Cary Somerset BA7 7DT	3rd April 2020

RESOLVED: PP drafted a detailed Observation to these changes (see below) and Councillors approved this via email responses. The Deputy Town Clerk emailed these Observations to SSDC's new email for Town /Parish Council Consultees.

"The outline planning consent for this site had a condition attached to it (condition 22) to prevent traffic leaving the housing development site via Torbay Road. This condition was put there for a good reason as the number of comments by residents on the SSDC planning website make clear. The west end of Torbay Road leads to two single track country lanes (with passing places few and far between) and Blackworthy Road which feeds into the B3153 which is already the subject of huge traffic problems due to its narrow nature and pinch points. The alternative option is to drive up Torbay Road itself which, at many times of day, is heavily parked, making it single track – and it also has a central pinch point.

Condition 22 makes it incumbent upon the developer to put bollards in after the construction of the first 25 houses, to ensure that all further builders and subsequent residents should enter and leave solely by the Station Road exit. The developers have all along resisted this condition but now it seems they are willing to install the bollards. We of course welcome this; however there is a major concern for which we ask for a safeguard to be put in place. The road in question on the estate is to be adoptable by Highways and therefore in the future will be in the control of Highways. We see it as essential that these proposed bollards are not removed without full local consultation and a TRO.

While, subject to the above points, we are broadly supportive of the proposal for bollards as a means of complying with condition 22, we are at a loss to understand the subsequent

statement in the applicant's letter that "we are compliant with condition 21 as the use of bollards will enable a safeguarded link as they can be removed in the future...". This seems to saying: when the bollards are present we are compliant with condition 22, and when they are not present we are compliant with condition 21. Not only is this a logical inconsistency but it fails to recognise the actual requirements of condition 21 which calls for " ... a direct route from Station Road to the existing industrial area to the west." Removing the bollards would fail to provide such a **direct** link at the same time as bringing the layout into conflict with Condition 22. We are adamant that adherence to condition 22 is vitally important.

For the record, the so called Link Road was intended to be linking the existing Torbay Road Trading Estate with Station Road – to allow HGVs and such, to access the main highway network without endangering the estate residents or impacting on the site of the proposed new Primary School. However due to poor wording the two key words ‘Trading Estate’ were omitted.

Given the current Covid19 situation we are at a loss to know why this is being rushed through as it does not give time for us to discuss these matters in detail and we are without receipt of all relevant material for proper consultation.”

16/01912/REM	To note receipt of an email from Yarlinton Homes regarding proposed changes to the tenure of the affordable housing at the site relating to planning application 16/01912/REM (75 dwellings at Station Road). A planning application will follow in due course.	75 dwellings Station Road Castle Cary Somerset	
RESOLVED: Receipt of email noted			

P78 To note any determination notices and notices of appeal received

Determination 20/00290/HOU was noted

C Craner-Buckley

Claire Craner-Buckley
Deputy Town Clerk