



**DRAFT MINUTES OF CASTLE CARY TOWN COUNCIL PLANNING COMMITTEE
MEETING held on Monday 2nd March 2020**

Present: Pek Peppin Judi Morison Rob Worth Sally Snook Nick Weeks Margaret Bebbington Bob Gilbey Stephen Biddlecombe Philippa Biddlecombe Penny Steiner Justin Birch

Deputy Clerk: Claire Craner-Buckley

Jo Fryer Agent for application 19/01226/COU

There were 2 members of the public present.

The meeting started at 19.00pm

P71 Apologies for absence
Apologies had been received from Nick Crowley & Chris Edwards Chair APC.

P72 To approve the minutes of the meeting held on Monday 3rd February 2020

RESOLVED: It was proposed and unanimously agreed to approve the minutes as presented.

P73 Matters arising from the minutes (not listed on the agenda)
None

P74 Declarations of Interest
None

P75 To consider the list of applications received (as at Wednesday 26th February 2020) detailed below

Application No	Proposal & Applicant	Location	Observation Expiry
20/00248/HOU	Erection of a single storey rear extension with alterations to outbuilding & link to main dwelling, replacement porch, replacement gate & external alterations Mrs Reed	Beechfield Cottage Upper High Street Castle Cary BA7 7AT	6 March 2020
This property is in the Town Conservation area but is not listed. A discussion took place. <u>RESOLVED:</u> The committee voted unanimously in support of this application.			
20/00290/HOU	Removal of garden shed and erection of single storey side extension to form a workshop Mr J Batt	Belvedere Ansford Road Castle Cary BA7 7HG	4 March 2020

This property is on the edge of the Conservation area. No comments have been received from neighbours.

RESOLVED: The committee voted unanimously in support of this application.

19/01226/COU	To note receipt of an email from David Kenyon (SSDC Planning Officer) in relation to planning application 19/01226/COU and additional information from David and the applicant's agent and to consider a request from David that the Planning Committee reconsiders its comments on this application in light of recent correspondence received	Round House Farmshop Bailey Hill Castle Cary BA7 7AD	
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Jo Fryer Freelance Planning Consultant & Agent for the applicants presented the case for her clients. She reminded the Committee that she came to the Planning Committee meeting with her clients last July. She reported that there has been very little commercial interest in the property & in 2019 there were 4 viewings only in total, even with a price reduction. The owners have therefore applied to have Planning Permission to turn it back to residential so that a future owner would have this alternative option and this would make the property more marketable & have a wider appeal. She advised that the SSDC Local Plan doesn't have a policy re change of use in Town Centres and that the Castle Cary NP was adopted since last July. The NP having a policy to keep retail space in the town brings up a conflict against her client's wishes. DK SSDC Planning Officer has been involved & suggested reverting back to the Town Council Planning Committee to reconsider the July decision.

The agent advised the committee that she felt that private purchasers were being put off by the planning permission situation. She added that the town now had a new butcher's shop on the High St so was not losing this service. In addition the property is a Listed Building that is deteriorating whilst waiting for a new owner.

PP Planning Committee Chair advised the Committee that the Neighbourhood Plan encourages any kind of commercial activity to operate in the town centre premises not just shops and this could apply in this property. She advised that if this application is supported by the Town Council Planning Committee this would be contrary to Policy TC1 in the Neighbourhood Plan. Para 8.7:

“ At a time when new housing is being encouraged and significant permissions have already been granted, the absence of significant scope for town centre expansion points to a need to ensure the retention of all existing shop and related town centres uses in the town centre. Consequently, when responding to situations where planning permission is required, the NP Councils will resist proposals for change of use within the town centre which involve the loss of any type of main town centre use.”

She felt that the fact that there is a new butcher's shop that in rented property on the High St is not relevant. Rented shops with a flat above are going more quickly in the town. So perhaps the owners could consider marketing the property as 2 units: a shop as one & separate flat as another. Bailey Hill was busy with different commercial activities until quite recently including a fruit & veg shop & an art gallery. She has taken advice from a planning consultant & referred to the SSDC Planning Listed Building advice document. She feels it could be marketed for wider uses. She also advised that it is illegal to let a Listed Building deteriorate so that is not an argument to have this application approved. She feels that the lack of parking is not helping the sale. Also that the price is too high and that the property is not being actively marketed. PP advised the Committee that the NH Plan referendum was held on 31 July & this followed 3 public consultations. During this process there were no objections to the proposed Policy TC1. It is now TC Policy & part of the development plan for the town and should be honoured.

Councillors discussed the issue and asked if the Estate Agent had looked into splitting the property and was advised that they had but that it would be complicated and expensive to split services including a lot of potential expense regarding fireproofing and sound proofing for 2 separate properties. Some felt that the property is not in the main commercial area now as this is High St & Fore St. However if any

property on Bailey Hill wanted to go back to commercial use the Town Council would support that. It was noted that the property had been on the market for 2 years and also that Martins on the High St (former delicatessen retail store) has been on the market for 18 months & has not sold. PP reminded everyone that Bailey Hill is part of the town commercial centre as defined in the NP. Some felt that we should accept that there is a shrinkage and change on 'the High St' in general and that the SSDC Local Plan accepts a shrinkage of the 'High St' in many towns. It was also felt that the NP is a 'living/guiding document' and that circumstances will change as time goes on.

It was also pointed out that 2 former commercial property owners on Bailey Hill (Drewetts & the Art gallery) had each sold with permission to change to private accommodation and had sold very profitably & it wasn't fair on these owners to not approve the same in this instance.

Another councillor advised that a butcher's shop is carrying on and also the owners pie recipe's are being made now by another local business.

It was also noted that the current property owner has given service to the town for over 30 years and that this mitigation should be taken into account.

Councillors felt that it would be better to have a private family living here who would spend money in the town than for the property to remain empty.

It was agreed that the Committee would vote on the following resolution:

In the light of the recent correspondence from the SSDC Planning Officer, the Castle Cary Town Council Planning Committee reluctantly accepts that in this particular case there are mitigating circumstances to waiver Policy TC 1 of the Neighbourhood Plan, on this occasion only.

RESOLVED: The committee voted 10 in favour of this with 1 Abstention

P76 To note any determination notices and notices of appeal received

PP advised the Committee re the Determination as detailed on the meeting Agenda.

The meeting ended at 20.20 pm

C Craner-Buckley

Claire Craner-Buckley
Deputy Town Clerk