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**DRAFT MINUTES OF PLANNING COMMITTEE MEETING**

**held on Monday 4th October 2021**

**The meeting took place at The Market House, Market Place, Castle Cary, BA7 7AH**

**Town Councillors attending: Margaret Bebbington, Philippa Biddlecombe, Bob Gilbey, Kenneth Gray, Judi Morison, Pek Peppin, Bob Sherrard, Sally Snook (Chair), Penny Steiner, Rob Worth**

**Ansford Parish Councillors attending: None**

**SSDC Councillors: Kevin Messenger**

**Officer: Deputy Town Clerk Claire Craner-Buckley**

There was 3 members of the public present and two agents.

The meeting started at 7pm

**P31 To receive apologies for absence**

Apologies were received from Nick Crowley

**P32 To approve the Minutes of meeting of 6th September 2021**

Subject to minor punctuation change It was proposed and a vote was taken to approve the Minutes, which will be signed by the Chair at a later time

**P33 To receive Declarations of Interest**

SS declared a personal interest in Application 21/02893/S73A. It was agreed that SS would leave the room when this was discussed and KG would Chair for this item.

**P34 To consider the list of applications received (as at Wednesday 29th September 2021) detailed below**

Additional Item agreed by The Chair with KM SSDC Councillor before the meeting:

KM explained his position regarding his support for the previous owner of the former Post Office. He confirmed that the Vice Chair of the SSDC Area East SSDC Planning Committee had passed the Planning Application for Change of Use despite the Chair saying no to the application. He apologised for the miscommunication between himself and the Town Council. He understood that there was support for the application by the Town Council if a new location was found for a Post Office. It was acknowledged that the Town Council's main concern was that another commercial property was now becoming residential despite the agreed clause in the Neighbourhood Plan to retain all existing commercial properties. KM stayed for the rest of the meeting.

Application No	Proposal	Applicant details	Observation Expiry
21/02684/OUT	Outline application with all matters reserved except for access for the erection of 1 No. dwelling.	Maskatiya 39 Victoria Park Castle Cary BA7 7DG	4 <sup>th</sup> October 2021
<p>SS explained the outline plans for this new infill property. There have been no comments from neighbours. Lydia Dunn the Agent from Whiteover Planning spoke and explained that they had taken pre-application advice for this outline application to develop this vacant corner plot and as the amenity of the neighbours would not been compromised had been given approval in principle.</p> <p>The new building design would keep the building line of Northern boundary and was of a similar design with matching materials to the neighbouring houses. She told the meeting that most houses in this road have on street parking and SSDC planning officer wanted this for this new build, however they had included off street parking for two cars in their design.</p> <p>A discussion took place and Councillors are of the opinion that off street parking is essential in a built up area.</p> <p><b>Proposal: It was proposed that the Council support this application</b></p> <p><b>Resolved: A vote was taken and the application was unanimously supported by the Council. The Observation includes the comment that the Council supports off road parking.</b></p> <p>The Agent and a member of the public left the meeting</p>			
21/02876/HOU	Demolish existing conservatory to rear of dwelling & replace with a flat roof garden room	Ms Emma Islesbuck 6 Chapel Close Castle Cary BA7 7AX	14 <sup>th</sup> October 2021
<p>SS explained the plan. The Agent Martin Wild confirmed that the new conservatory would take up a slightly larger footprint than the existing one which is too hot in Summer and too cold in the Winter. The new build would be more useable and accessible. The immediate neighbour is in support. Highways have given their approval. It was noted that Planning permission was needed as the new build is close to their property's boundary.</p> <p><b>Proposal: It was proposed that the Council support this application</b></p> <p><b>Resolved: A vote was taken and the application was unanimously supported by the Council.</b></p> <p>The Agent and 2 members of the public left the meeting.</p>			
21/02893/S73A  North Cadbury Adjacent Parish	Demolition and rebuild of two single storey barns to provide living accommodation for Emily Estate staff, associated works to the landscape and relocated vehicle	Emily Estates Avalon Farm Galhampton Hill Galhampton Yeovil Somerset BA22 7AE	21 <sup>st</sup> October 2021

	access to the A359. A Section 73 application for the variation of condition 1 (approved drawings) of planning permission 18/02776/FUL to change the vehicle access point and parking provision, together with minor associated adjustments to landscaping; variation of condition 2 to reflect approval granted, and variation of condition 7 to reflect revised access; removal of conditions 4 and 5.		
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KG assumed the Chair and reminded Councillors there would be no discussion of the application until SS had left the room.

The Agent Paul Rawson and Farm Business Manager Ed White came into the meeting.

SS gave the details of this application, she advised the meeting that CCTC had not been consulted as a neighbouring parish in 2018 when the original application was made however we had been this time. The application relates to the entrance to the staff accommodation & parking from the A359 road. The entrance is no longer on the A359 and is now via the main farm site.

Paul Rawson explained the details.

KG asked if there had been Highways pre-application discussions & PR confirmed this. PP asked which staff were being accommodated and PR advised that 13 young staff working on the farm and elsewhere on The Newt estate live here. They start here and then find their own accommodation. PR noted that many of them can cycle and walk to work so they do not add significantly to local traffic.

SS left the room.

BS asked if this application is related to the application to build a new bridge in the area and PR confirmed that the 2 are related.

**Proposal: It was proposed that the Council support this application**

**Resolved: A vote was taken and the application was unanimously supported by the Council.**

**The Agent and Farm Manager left the meeting.**

SS returned to Chair the rest of the meeting.

**P35 To note the determination notices and notices of appeal received**

A discussion was held highlighting the fact that no determinations have been received by the Town Council in time for the September or October Planning meetings. This was discussed with KM who agreed to chase SSDC Planning Officers about this. It is understood that a decision has been made about the Post Office but nothing has been received about this by the clerks.

The meeting ended at 19.41pm

*C Craner-Buckley*

Claire Craner-Buckley  
Deputy Town Clerk

DRAFT