



DRAFT MINUTES OF PLANNING COMMITTEE MEETING

held on Monday 1st November 2021

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

Town Councillors attending: Sally Snook (Chair), Margaret Bebbington, Philippa Biddlecombe, Nick Crowley, Bob Gilbey, Kenneth Gray and Penny Steiner

Ansford Parish Councillors attending: None

SSDC Councillors: None

Officer: Town Clerk Lisa Davis

There were 2 members of the public present

The meeting started at 6.30pm

P36 To receive apologies for absence

Judi Morison, Pek Peppin, Bob Sherrard and Rob Worth had sent their apologies

P37 To approve the Minutes of meeting of 4th October 2021

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

P38 To receive Declarations of Interest

Bob Gilbey and Sally Snook declared a personal interest in Application 21/03026/FUL. It was agreed that Bob Gilbey and Sally Snook would leave the room when this was discussed and that Kenneth Gray would Chair for this item.

P39 To consider the list of applications received (as at Wednesday 27th October 2021) detailed below

Application No	Proposal	Applicant details	Observation Expiry
21/02932/S19	Proposed internal and external alterations with associated repairs to ground floor/basement commercial unit. S19 application to vary condition 2 (approved plans) of approval 21/00023/LBC to allow change to the ground floor layout.	D. Kelly Old Bank House High Street Castle Cary BA7 7AW	Extension given until 2 nd November 2021

Sally Snook explained the proposed changes to the ground floor layout. The proposal includes the removal of the door proposed at the top of the staircase, in and out doors to the wash up area, two ambulant accessible loos and new kitchen units.

Proposal: It was proposed that the Council support this application subject to the removal of the fire door being noted.

Resolved: A vote was taken and the application was unanimously supported by the Council subject to the removal of the fire door being noted.

21/03026/FUL	Proposed change of use and conversion of agricultural barn into a single private dwelling with domestic curtilage, formation of new access and erection of garage	Mrs A Targett Land At Coopers Ash Lane Cockhill Castle Cary Somerset BA7 7NY	9 th November 2021
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This application was considered 1st at the meeting as the 2 members of the public present were the land owners. Kenneth Gray assumed the Chair and reminded Councillors there would be no discussion of the application until Bob Gilbey and Sally Snook had left the room

Sally Snook explained the plans for the conversion of the barn and the materials that would be used. Pre-planning advice had been sought and the structural report confirmed that the building is suitable for conversion. The new building does not extend the footprint of the existing building. It was noted that the property would be market housing and not self-build.

It was noted that no neighbours had been notified of the proposals.

The applicants confirmed that the Ash tree would be removed but the existing hedge would remain. They also confirmed that the access would be altered.

Bob Gilbey and Sally Snook left the room.

Councillors expressed that they would like the driveway and parking area to be permeable.

The applicants advised that the neighbouring properties at Abbey Gardens would see more of the building than they do at present. In time the vegetation would provide a screen but it would not be as high as the existing.

It was felt that the proposed conversion would be an improvement to the building and should not increase the volume of traffic detrimentally.

Proposal: It was proposed that the Council support this application with a comment that they would like the Planning Authority to consider a condition regarding a permeable driveway and parking area.

Resolved: A vote was taken and the application was unanimously supported by the Council. The Observation would include the comment that the Council would like the Local Planning Authority to consider a condition regarding a permeable driveway and parking area.

2 members of the public left the meeting.

21/03152/TPO	Application to carry out fell 1 Lawson Cypress Hedgerow as shown with the South Somerset District Council (CACA 1) 1996 Tree Preservation Order	Tor Manor Priorygate Court Castle Cary BA7 7HT	
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Sally Snook explained that this proposal includes the felling of a Lawson Cypress Hedgerow to the rear of the property. Councillors expressed that they would like consideration given to a more diverse wildlife friendly species rather than a Laurel.

No vote was taken as the Town Council are not a consultee.

Comments would be submitted to the Local Planning Authority to support the felling of the Hedgerow subject to consideration being given to native species being used for re-planting, perhaps beech or holly.

P40 To note the determination notices and notices of appeal received

The determinations were noted

The meeting ended at 7.09pm.

Lisa Davis
Town Clerk

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