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**APPROVED MINUTES OF PLANNING COMMITTEE MEETING**

held on Monday 5<sup>th</sup> July 2021

This meeting was held at the Market House, Market Place, Castle Cary, BA7 7AH

Town Councillors attending: Philippa Biddlecombe, Nick Crowley, Bob Gilbey, Kenneth Gray, Judi Morison, Pek Peppin, Sally Snook (Chair), Penny Steiner

Ansford Parish Councillors attending: None

SSDC Councillors: None

Officer: Deputy Town Clerk Claire Craner-Buckley

There were 2 members of the public present

The meeting started at 7pm

**P17 To receive apologies for absence**

Apologies were received from Margaret Bebbington

**P18 To approve the Minutes of meeting of 7th June 2021**

Subject to 2 typos, the Minutes of the previous meeting were approved by the Committee.

**P19 To receive Declarations of Interest**

**P20 To consider the list of applications received (as at Wednesday 2<sup>nd</sup> June 2021) detailed below**

Application No	Proposal	Applicant details	Observation Expiry
21/01407/HOU	Two storey rear extension to property and addition of garden studio	Mr W Bibby Outwood 3 Chapel Close Castle Cary Somerset	Extension given until 5 <sup>th</sup> July 2021

This application was considered 2<sup>nd</sup> at the meeting. This is a large property. The existing and proposed plans were shown to the Committee by SS. The plans include reconfiguring the ground floor and bedrooms and adding an en-suite; with a new studio and a wrap-around terrace. The plans are in the style of the current building. There will be timber cladding. It is unclear what the new darker windows will be made of and whether the windows throughout the property were all being replaced. No comments had been received from neighbours. The impact of the changes from Lodge Hill was questioned.

**Proposal: It was proposed that the Committee should support this application and it was noted that there were no objections from neighbours.**

**Resolved: A vote was taken and it was resolved that there is unanimous support for this application.**

<b>21/01290/HOU</b>	Variation to 20/00938/HOU for demolition and rear extension	Mr & Mrs J de Bosdari Avalon House South Street Castle Cary BA7 7ES	7 <sup>th</sup> July 2021
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This application was considered 3<sup>rd</sup> at the meeting, an original application had been made in May 2020. SS explained the details of the variations. No comments had been received from neighbours.

**Proposal: It was proposed that the Committee should support this application.**

**Resolved: A vote was taken and it was resolved that there is unanimous support for this application.**

<b>21/01074/LBC</b>	The carrying out of internal alterations	Roland Allen Martins Stores Market Place Castle Cary BA7 7AH	20 <sup>th</sup> July 2021
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This application for Listed Building Consent was considered 1<sup>st</sup> at the meeting as the 2 members of the public present were the new owners of the property. A member of the public spoke for 3 minutes in support of this application which relates to Phase 1 of 5 that the new owners are planning and involves internal changes required to renovate the shop back to its original Georgian size and form, with the intention of leasing it out to a current local shop owner. It was noted that all the planned alterations are reversible and are not changing the fabric of the original building. The more recent industrial style buildings at the back of the building would be removed and an acoustic ceiling would be introduced in the shop. An accessible toilet would also be installed for staff and customers. There is asbestos on site that needs to be removed and a newer doorway would be blocked up.

KG had visited the premises and met the new owners. He confirmed that the plans were all reversible and that there was currently not much of heritage value worth retaining in the shop. Councillors asked questions about the double doors onto the street that will be retained but cannot be locked from the outside. These enable access to the shop by wheelchair users. Also about the removal of asbestos and were advised that this would be safely removed.

SS showed the committees photographs of the existing and proposed layouts of the shop area.

Councillors questioned the location of the toilet in relation to the shop space and were advised that as there is A3 usage of the premises ie: for food to be **sold** there (in effect a takeaway) but **not made** there, then this layout is permissible.

Councillors felt that a separate toilet for staff and customers may be preferable. They were advised that this is possible if required.

**Proposal: It was proposed that the Committee should support this application.**

**Resolved: A vote was taken and it was resolved that there is unanimous support for this application from the Committee. Councillors wanted their enthusiasm for this application to be noted in our Observation to South Somerset District Council.**

**P21 To note the determination notices and notices of appeal received**

The determinations were noted.

The meeting ended at 19.41pm

*C Craner-Buckley*

Claire Craner-Buckley  
Deputy Town Clerk