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**APPROVED MINUTES OF PLANNING COMMITTEE MEETING**

**held on Monday 6<sup>th</sup> September 2021**

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

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

**Ansford Parish Councillors attending: None- see apologies**

**SSDC Councillors: None**

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

There were 5 members of the public present for the former BMI site appeal discussion

The meeting started at 7pm

**P26 To receive apologies for absence**

Chris Edwards APC

Rob Worth (received part way through meeting)

**P27 To approve the Minutes of meeting of 2nd August 2021**

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

**P28 To receive Declarations of Interest**

**No declarations were made.**

**P29 To consider the list of applications received (as at Wednesday 1<sup>st</sup> September 2021)  
detailed below**

<b>Application No</b>	<b>Proposal</b>	<b>Applicant details</b>	<b>Observation Expiry</b>
21/02490/FUL	Installation of an aluminium cowl to replace an existing aluminium louvre	Telephone Exchange Lower Woodcock Street Castle Cary Somerset	9th Sept 2021

This item was discussed 2<sup>nd</sup>. SS showed the meeting the details of the location of the Telephone exchange and the proposed changes that are needed to support faster broadband. All in support.

**Proposal:** A proposal was made to support this application

**Resolved:** Councillors voted unanimously in support

<p><b>Appeal</b> <b>APP/R3325/W</b> <b>/20/3259668</b> <b>Planning App</b> <b>19/01840/OUT</b>  <b>Adjacent Parish</b></p>	<p>Update on Appeal:  Erection of 200 dwellings (70 affordable and 130 open market) with associated highways, drainage, landscaping and public open space.</p>	<p>North of Ansford Hill Ansford Castle Cary Somerset BA7 7PD</p>	<p>9<sup>th</sup> November 2021</p>
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This was the 3<sup>rd</sup> item discussed. SS said that KG & JM are currently working hard to ensure that this is a live/ in person local meeting. John Hammond from SSDC was due to write to the appellants last Friday. SSDC have extended remote working for 6 months including appeal so they will not be attending in person. KG confirmed that it will therefore be a hybrid enquiry. It was agreed that SSDC on screen only will unfortunately be less impactful. The Inspectorate will decide on the final format.

The Inquiry is due to start on 9<sup>th</sup> November and will be in Caryford Hall.

It was agreed that in the final weeks leading up to this, local support will be sort from the public by APC, CCTC and C4C, asking that residents come in person.

KG is due to meet with C4C on 19<sup>th</sup> September to hear their progress particularly re the traffic survey they are doing.

PS expressed concern that if a virtual Inquiry is permitted then this would mean a disjointed result due to poor local internet links and the event will not be accessible to all.

It was noted that the Inspector is the same one who took the Templecombe Inquiry and that **local needs** were taken into account in that case rather than the broader Somerset wide needs for more housing.

JM noted that the current housing needs/preference survey states that just 2 people are looking for a house in Ansford and 66 in Castle Cary.

<p><b>Appeal</b> <b>APP/R3325/W/20</b> <b>/3247647</b> <b>APP/R3325/Y/20/</b> <b>3247652</b> <b>Planning App</b> <b>18/01602/FUL &amp;</b> <b>18/01603/LBC</b></p>	<p>Demolition of existing buildings, conversion of and alterations to listed buildings to form 11 No. dwellings, the erection of 70 No. dwellings (total 81 No. dwellings) and associated works, including access and off-site highway works, parking, landscaping, open space, footpath links and drainage infrastructure.</p>	<p>Former BMI Site Cumnock Road Castle Cary BA7 7HR</p>	<p>14<sup>th</sup> September 2021</p>
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This item was discussed 1<sup>st</sup>. SS gave the background to this application and appeal. A member of the public who is against the current plans had done a lot of research which had been forwarded to Councillors. This person spoke for 3 minutes. She is writing to the Planning Inspector.

Councillors are supportive of this person's concerns. Some felt that a more upmarket plan with fewer larger properties would be more appropriate, with properties suitable for older people.

KG reminded the meeting that CCTC & the Neighbourhood Plan both have an agreed preference for new housing to be on brownfield sites. Too many of the current developments are on green fields. He feels that if this is rejected it could take years for a new scheme to come up. Although this is not an ideal plan, it may be the best that the town will be offered. He feels that CCTC Observations should be put as questions to the Inspector rather than questions of law as we are not lawyers.

PP explained that procedural requirements meant that the former BMI site could not be included in the NH Plan as was wanted at the time. The public were voting on the NH Plan as a whole. Legally Listed buildings shouldn't be allowed to fall into disrepair; but unfortunately, this isn't being enforced. These are the original Boyd's horsehair factory buildings. BMI closed in 1999.

JM suggested that a Community Land Trust could be formed and CCTC could then purchase the land.

The member of the public reminded the Councillors that the land was bought for £1m 18 months ago. She feels if this plan is turned down it gives the chance of something better.

SS reminded the meeting that 14<sup>th</sup> Sept is the deadline for submissions.

**Action:** KG draft a submission for the new Inspector on behalf of CCTC expressing the Council's key concerns of working appropriately in a Conservation area & with Listed Buildings, ecology concerns, density of housing and lack of parking.

**A Vote:** was taken on whether Councillors wanted to dismiss this appeal:

6 supported dismissing the appeal again

1 was against dismissing the appeal and there were 2 abstentions.

### **P30 To note the determination notices and notices of appeal received**

No determinations had been received.

The meeting ended at 19:50 pm

*C Craner-Buckley*

Claire Craner-Buckley  
Deputy Town Clerk