

CASTLE CARY TOWN COUNCIL PLANNING COMMITTEE
Minutes of Meeting held on 5th August 2019
at 6.30pm
The Market House, Castle Cary

	APPROVED MINUTES	ACTION
	PRESENT: Pek Peppin Nick Weeks Margaret Bebbington Philippa Biddlecombe Stephen Biddlecombe Nick Crowley Justin Birch Bob Gilbey	
	OFFICER PRESENT: Claire Craner-Buckley	
	MEMBERS OF THE PUBLIC: 2	
	Member of Public thanked PP & the NH Plan Group for all their hard work that has resulted in an Approved Neighbourhood Plan for Castle Cary & Ansford	
P28	APOLOGIES: Judi Morison Sally Snook Penny Steiner	
P29	MINUTES OF THE PREVIOUS MEETINGS – 1st July & 22nd July 2019	
	It was proposed and unanimously agreed to approve the minutes from the meeting held on 01/07/2019. The Minutes of 22/07/2019 were approved once the attendance of JM was added.	
P30	MATTERS ARISING FROM THE PREVIOUS MEETING (not mentioned on the agenda)	
	None	
P31	To agree any items to be dealt with after the public, including the press have been excluded. (A resolution to be passed by Councillors)	
	None	
P32	DECLARATIONS OF INTEREST	
	None	
P33	To consider the list of applications received as at Wed 31 st July 2019	
	P33/1 19/01545/OUT	
	Outline application for the residential development of land by the erection of 1 dwelling with associated garage and provision of vehicular and pedestrian access (resubmission of approval 15/04047/OUT)	
	High Lea Cockhill Elm Lane Castle Cary BA7 7EZ Mr & Mrs C Clifton	
	A discussion was held and it was noted that an application was originally made nearly 3 years ago, as work has not commenced, this is a re-application before the current permission lapses. The proposed removal of trees was seen as an issue.	

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	<p>DECISION</p> <p>The Committee voted 6 in support of this application and 2 against.</p> <p>If this application is approved the Committee suggest that the following conditions are applied:</p> <ol style="list-style-type: none"> 1. The new property should be single storey 2. If any trees are cut down to allow space for a new building, then the same number of replacement trees must be planted on site. 3. That trees cannot be cut down to provide a view 	
	<p>P33/2 19/01871/REM</p>	
	<p>Reserved matters application pursuant to outline permission (15/02347/OUT) for the approval of appearance, landscaping, layout & scale comprising 165 houses with a road linking Torbay Road with Station Road and associated public open space, landscaping and engineering works Persimmon Homes</p>	
	<p>Land OS 1445 part Torbay Road Castle Cary Somerset BA7 7DT (GR: 363260/132575)</p>	
	<p>PP advised that it was this application by Don Holdings (industrial area) Persimmon (houses) & SCC (school) as an Outline one in 2015 that was approved against the will of the town that led to the formation of the Neighbourhood Plan Group. Their subsequent work has now resulted in the recently approved Neighbourhood Plan for Castle Cary and Ansford.</p> <p>This application is for the detailed reserved matters and it is felt that the conditions attached to the application have largely been ignored! This application also does not conform to the Neighbourhood Plan requirements.</p> <p>PP read her draft Observation text, comments were made by Councillors and incorporated.</p>	
	<p>DECISION</p> <p>The Planning Committee voted unanimously against this application.</p> <p>The Observations as detailed below have been sent to the SSDC Planning Department:</p> <p>Comments on reserved matters submission ref 19/01871/REM for SSDC</p>	

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- It is a matter of considerable disappointment and regret that the applicants have not made any attempt to involve the town and parish councils, or the local community at large, in the preparation of detailed proposals for the largest single development site in Castle Cary. This compares most unfavourably with other proposals in the area and is inconsistent with the national and local policy emphasis placed on detailed design both in the NPPF and the NP at policy DP1. Para 4.1 of the NP sets out clear expressions of the local importance given to such matters, and the need for early consultation on them.
- The application ignores the conditions made when outline planning permission was granted – such as phasing, and the construction of a road so that after the first 25 houses are built “all residential traffic including construction and occupiers’ access shall be solely via Station Road.” (The plan shows an exit onto Torbay Road.)
- Condition 16 says that there needs to be a link road connecting the Industrial land with Station Road. We can see no evidence of this – and what the developers call the “Link Road” connects Station Road with Torbay road – which is not to be used after the first 25 houses are built. This is not where the Link Road is supposed to be – it is to link the Employment land with Station Road. While this Link Road need not necessarily be included in the REM, it is essential that provision is made so that it can be put in in the future and the position of the attenuation pond now makes this impossible.
- Outline permission was given for the whole site. This application only addresses housing and omits details for the employment land or school. Nor does it show access to these. We question whether this may even make this REM invalid? This application has simply failed to grasp the opportunity offered by a site

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assembled from different ownerships to take a comprehensive approach to designing a development proposal which makes the best use of all the available land. We have consistently expressed regret and concern at the absence of an overall masterplan for the Local Plan's "direction of growth" (DofG), but this development site does at least offer the opportunity to take a comprehensive approach to the largest and arguably the most important section of the DofG. This reserved matters proposal utterly fails to rise to this challenge, not only because the layout fails to consider the most appropriate locations and arrangement for the residential, employment and school elements approved at the outline stage, but it does not even address the totality of the site in any way at all. The educational and employment areas are completely ignored, and it is apparently assumed that the primary school will be constructed on the land owned by the County Council. The land ownership of the county council is an accident of history arising from their role as an owner of agricultural holdings and it is now surplus to those requirements; simply because the county council is also the education authority and effectively has a "free" piece of land does not make this the best, or even a good, site for a primary school, the siting of which should not rely on chance ownership of land. This is no way to plan for a facility vitally important to the whole town for many years to come. The opportunity for a land ownership exchange which would provide a site for the school more accessible to the town, as well as a better layout for the residential development, clearly exists and should be taken. The site layout shown submitted is quite obviously based on the requirements of a housing developer without the slightest attempt to consider the other approved uses for the site, and should be refused on the basis that it fails to provide a properly comprehensive approach to the development

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of such a large and important site.

- The applicant is using standard house-types from Persimmon's national collection paying no respect to local design and materials, this is contrary to the wishes of the community and it does not comply with our Neighbourhood Plan policy DP1
- The houses are in rows giving poor outlook for residents and poor communal open spaces. Existing landscape features have been ignored and an ancient hedgerow partly destroyed
- There is no attempt to show how the primary school would impact on the residential areas in terms of vehicular and pedestrian accessibility to the town, and pick-up and drop-off areas.
- There are no detailed proposals for safe walking, disabled and cycle access into the town, to the other estates nearby, to the proposed new school and Ansford Academy (which should include safe crossing points over existing roads.)
- Where are the photovoltaics, passive solar water heating, ground source heat pumps, electric car charging points? Why have the buildings not been orientated to maximise heat/solar gain? Both SSDC and CCTC have declared a climate emergency... we should now act in accordance with this.
- Where are the bat and swift boxes? Where is the evidence of archaeological investigation? Where are new trees to be planted?

We recommend that the three site owners get together and re-think this site holistically – in consultation with the local community, and that unless this application is substantially amended it should be refused for all the reasons set out above.

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	P33/319/01751/FUL	
	Alterations to include addition of ground floor access door, removal of first floor window and change of use from A2 financial and professional service to A1 shop, B1 office	
	Barclays Bank Plc Market Place Castle Cary BA7 7AJ Mrs Nicola du Pisanie	
	A brief discussion took place.	
	DECISION The Planning Committee voted unanimously in support of this application. The work, which is being carried out to a very high standard, is enhancing the period character of the town centre. There are some safety concerns re: the front door opening onto a very narrow pavement on the corner of Woodcock St & Fore St, that the committee hope the developers are addressing.	
	P33/4 19/01840/OUT Adjacent Parish	
	Erection of 200 dwellings (70 affordable and 130 open market) with associated highways, drainage, landscaping and public open space	
	Land North of Ansford Hill Ansford Castle Cary	
	A discussion took place. The Observations as detailed below have been sent to the SSDC Planning Department:	
	DECISION The Planning Committee voted unanimously against this application in Ansford Parish. This is an unsustainable form of development on a site which is within the open countryside, outside the boundary of the settlement and not within the direction of growth or within any area proposed for development in any adopted plan or in the preferred options for emerging local plan policy. Consequently, it is wholly inconsistent with national and local policies for protecting the open countryside, and in particular is contrary to the NPPF para 170, policies SD1 and SS1 of the adopted Local Plan and policy HOU2 of the Castle Cary and Ansford Neighbourhood Plan. Furthermore, the site is in a particularly prominent location visible from the railway station and other approaches to the town	

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	<p>from the north, thereby constituting an important part of the landscape setting of Castle Cary and Ansford; the proposal would be highly detrimental to this setting of the town and to the landscape character of the area, and is therefore contrary to policy EQ2 of the adopted Local Plan.</p> <p>Decisions on planning applications are required to be made in accordance with the development plan unless material considerations indicate otherwise. This proposal is inconsistent with significant strategic and other policies of the development plan without any material benefits which would justify the grant of a permission.</p>	
P34	PLANNING DETERMINATIONS AND HEARINGS	
	None received	
P35	Core Strategy and/or section 106	
	No discussion	
P36	In camera session	
	FUTURE MEETING DATES –2nd Sept 2019	
	<p>These minutes are a true and accurate account of the meeting:</p> <p>Signed Chair of Planning Committee</p> <p>Dated: 5th August 2019</p>	
	Document Distribution: Town Councillors, District & County Councillors, Clerks	