

CASTLE CARY TOWN COUNCIL PLANNING COMMITTEE
Minutes of Meeting held on Tuesday 3rd January 2017
2016 at 6.30pm
The Market House, Castle Cary

	AGENDA ITEM	ACTION
	PRESENT	
	Town Councillors: Sally Snook (Chairing), Barbara Williams, Penny Steiner, Judi Morrison, Justin Birch, Barry Moorhouse, Bob Gilbey,, Martin Atkins	
	County/District Councillors: Nick Weeks	
P92	APOLOGIES: Pek Peppin (unwell)	
P93	MINUTES OF THE PREVIOUS MEETING – 5th December 2016	
	The chair proposed acceptance of these minutes, agreed unanimously .	
P94	MATTERS ARISING FROM THE PREVIOUS MEETING (not mentioned on the agenda)	
	None	
P95	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	
P96	DECLARATIONS OF INTEREST	
	Nick Weeks as Chair of Area East informed the meeting that he would not vote on any application	
	Judi Morrison is the neighbour to Scotland House so will not be voting on this application	
P97	To consider the list of applications received as at 28 th December 2016	
	P97/1 16/05020/S73A Vary condition 03 (external finish) to allow the substitution of Sandtoft Tuscan plain clay tiles for Sandtoft Modula Chilton Red tiles. Land adjacent to Dunster House, Lower Woodcock Street, Castle Cary	
	Councillors discussed. BM was neutral & said double romans should be approved as they are cheaper. He also advised there should be a good planning reason to object. I in favour. 6 against so application not supported. Reason: No information from Conservation Officer. Majority of councillors felt Developer should use what was agreed originally & at appeal and in the Section 73 approval in November 2016.	
	P97/2 16/04951/FUL Roof conversion, rear extension, replacement porch and internal alterations. 3 South Bank, Castle Cary.	

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	Plans reviewed including new use of loft space. 4 neighbours advised & no comments received. Application supported unanimously.	
	P97/3 16/05392/LBC 16/05391/FUL Minor internal alterations, erection of single storey rear extension, alterations to detached garage. Scotland House, South Street, Castle Cary	
	Conservation area. Listed Building. No objections from neighbours. Unanimous support subject to approval of conservation officer.	
	P97/4 16/05497/DPO Application to discharge Section 106 agreement relating to approval 15/04460/FUL (affordable housing contribution), land at Alma Field, Castle Cary	
	Development of 3 Huf Haus. Discussion re: 106 contribution. 1 Abstention but majority agreed to support request.	
	P97/5 16/05302/LBC Internal and external alterations to form self-contained residence and shop. 3 High Street, Castle Cary	
	PK & SS have met Agent. Listed Building. Double fronted High St shop location. Discussion re: SS advised that CCTC Objectives & Neighbourhood Plan is to maintain & encourage retail & service locations & employment opportunities in the town. The Council is anxious to prevent any loss of retail premises/floor space in our High St, this is a prime position shop with excellent double frontage. The proposals will reduce considerably the floor space left for commercial use and this could be detrimental to its retail future. The proposed residential use could be achieved without loss of retail space by shared access via the shop, which is how it stands at present. CCTC unable to support this application. Majority vote with 3 abstentions. NW emphasised need to avoid loss of retail space in the town & to involve Pam Williams in economic development at SSDC.	
	P97/6 16/04434/FUL Refurbishment and conversion of St John's Priory (formerly Florida House) to form 4 Bed house, 3 no 1 bed apartments and 1 no 2 bed apartment. Conversion of existing coach house to form 2 no 2 bed semi-detached houses, demolition of existing pool structure and construction of 2 bungalows as replacement, together with 3 no detached houses to south of Priory and 2 no 2 bed houses sited at the entrance to the Priory. The Priory, Priorygate Court, Castle Cary	

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	Extension received until 19.1.17 so not discussed at this meeting.	
P98	PLANNING DETERMINATIONS AND HEARINGS	
	P98/1 16/03550/LBC 16/03549/ful Proposed two storey rear extension, Candle Cottage, Knights Yard, High Street, Castle Cary. <p style="text-align: right;">APPROVED</p>	
	P98/2 16/04724/ADV Display of 1 fascia sign (only logo illuminated) and 1 non illuminated projector sign. <p style="text-align: right;">APPROVED</p>	
P99	Core Strategy and/or section 106	
	Nothing to report	
P100	In camera session	
	None	
AOB	NW proposed that Planning meeting is held on 2 nd Monday of month after a Bank Holiday rather than on the immediate Tuesday to allow for information from SDCC to be considered. It was suggested this should be at Christmas only. This will be discussed at next full council meeting.	
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	FUTURE MEETING DATES –Monday 6th February 2017	
	These minutes are a true and accurate account of the meeting:	
	Signed	Chair of Planning Committee

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	Dated: 05.12.2016	
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