

CASTLE CARY TOWN COUNCIL PLANNING COMMITTEE
Minutes of Meeting held on Monday 16th January 2017
at 6.00pm
The Market House, Castle Cary

	AGENDA ITEM	ACTION
	PRESENT	
	Town Councillors: Pek Pekkin, Penny Steiner, Barry Moorhouse, Martin Atkins, Sally Snook, Judi Morison, Justin Birch	
	County/District Councillors: Nick Weeks	
P10	APOLOGIES: Barbara Williams	
P11	To consider the following application	
	Application No 16/04434/FUL 16/04435/LBC	
	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	
	Opening remarks: 1) The Chair advised the meeting that the Public Enquiry Appeal had been lost so 125 & 75 new houses will be built off Station Road. With other current schemes there could now be in the region of 800 new dwellings being built in Castle Cary. It is Govt policy for inspectors to find in favour of development. 2) Although change is difficult, we all need to get used to it, for example the Shambles conversion originally caused outcry but is now accepted and used by many who were originally against it.	
	Revised plans for The Priory: The original proposal was for 3 new houses in the grounds, the conversion of the annexe to 4 apartments, to build 4 new apartments in a block & for the coach house to be converted into 2 apartments. The objections to this proposal were: <ul style="list-style-type: none"> • the loss of green space, although the chair noted that this did belong to the developers. • the garden of no.11 would be overlooked by the apartment • too many dwellings needing to access from Victoria Road, creating additional traffic on Victoria Road & entrance road. 	
	A new proposal has been developed with all parties involved including the developer, the Town Council, the residents, the public, & the	

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	<p>conservation officer:</p> <ul style="list-style-type: none"> • 2 gatehouses • 2 bungalows instead of apartment block for 4, so no.11 will not be overlooked • Bungalow access & parking addressed • Annexe still to be converted to 4 apartments • Coach House still to be developed into 2 dwellings <p>Freeing up most of open space known to residents as the “Village Green”</p>	
	<p>The chair and vice chair had met the residents earlier in the week. She then summarised the residents’ comments about the new proposals:</p> <ul style="list-style-type: none"> • There will still be parking in front of Priory Gate • Rubbish bins location unacceptable • The area will be over developed • Difficult turning outside no.11 • Too much traffic on Victoria Road and in the driveway to Priorygate • The Village Green made smaller <p>The Chair mentioned that Chris Martin (No11) had suggested that the main house be converted to 4 flats but the Conservation Officer has advised this would lose the integrity of the building, the aim is to maintain the effect of the large house set in grounds.</p>	
	<p>Residents have suggested that the footpath to the bungalows is a long way.</p> <p>Chair showed the pool bungalow plans.</p> <p>Then the gatehouse plans which she found ugly & not appropriate as they should reflect main house architecture. The essence of the Priory building is vertical & asymmetrical so 1st gatehouse design not appropriate. The developers have made changes so gatehouses will now have working weather vanes & not false chimneys, the blocked windows will be opened up, quoins will be picked out & edge tiles will feature.</p> <p>The Chair advised there will be one large refuse bin for the annexe & coach house. This needs to be appropriately housed, in future collections will be 3 weekly with more frequent recycling collections.</p> <p>Chair advised that when the site was 1st developed the opportunity was lost to make a footpath to the town & this would have reduced</p>	

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	the traffic.	
	<p>The Public were then invited to speak and made the following points:</p> <ul style="list-style-type: none"> • PB: the traffic problem will remain the same particularly in the north entrance and on Victoria Road. • GH: supports restoring St John's Priory but there have been too many delays • CB: there is a problem with access to car parking in the north & a loss of other parking spaces. • SD: there will be loss of two thirds of the green space and will the ownership of the green go to an undefined management company? NW clarified that the grounds will be run by a management company. • AP: the lane is very narrow leading to and turning cars very difficult at the bungalows. Suggested more informal parking near the trees. Developer advised that this was discussed two meetings ago but there was no majority agreement to do this. • PS has submitted an official objection letter and questioned the financial viability of the developer. Would like The Priory to be developed first. Reiterated and agreed with all the above resident's comments. <hr/>	
	<p>The Developer, Marcus Clark then advised:</p> <ul style="list-style-type: none"> • The Company have demonstrated an early timeline to the Conservation Officer for the development of The Priory House. He confirmed that the house is owned by the development company. • The refuse collection strategy has been discussed with Somerset Waste. • Re: parking, they have listened and reacted to maximise the green space • The green space will be protected with a covenant. It will be screened on the left hand side with natural screening on the right hand side. The material used for the parking bays to the right will look like grass. <hr/>	

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	<p>Extra member of public spoke re: the path chippings on path to bungalows and the low fence.</p>	
	<p>Councillors added the following points:</p> <ul style="list-style-type: none"> • There is a very good working relationship between town council, residents and the developer who is listening and responding to comments. • Revised plans have addressed all the issues including the gatehouses . • Large refuse bins do work • A turning point and soft parking near the trees will address that issue • We all need to get used to more traffic • The Village Green never did belong to Priory Gate court but always to the Priory/developer. • Ensure areas are screened off • NW declared an interest as he is on Area east planning committee. He feels everyone is working together but the plans are not right. He suggests the 2 bungalows should be located on NW corner of the site as even with TPO's, new trees could replaced any removed, this would solve taking rubbish a long way and parking access. • MC Developer responded this suggestion is not possible as this is the site of the formal lawns to the main house which need to be retained and the tree here is older than the house and is protected. • An update on the 3 detached houses was requested, felt were not in keeping. • Bungalows not in keeping but is better as old wall beside them is being retained • MC Developer responded: the appearance of the 3 houses has been softened with more traditional elements put in and accepted by Conservation officer and Planning. They have a stand alone look and feel. 	

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	<ul style="list-style-type: none"> • The Chair commented that there is a current trend for contemporary buildings to be built next to older buildings. • One councillor commented that a great deal of the process has felt like the tail has been wagging the dog, referring to the input from the Conservation officer • Support given for the new parking suggestion • A comment that the modern houses will have good eco-credentials. • MC Developer confirmed that these houses will be built to code level 5 • One councillor suggested that the bungalows should be removed all together 	
	<p>The Town Council voted in favour of the amended application by a majority of 6 to 1.</p> <p>With the following suggestions to be taken into consideration</p> <ul style="list-style-type: none"> • The developer to consider a larger parking area without a carport and a turning circle by the gates to number 11 • The residents might negotiate to buy the village green • The developer to place screening between the 'Village Green' and the car parking and make the car parking of a 'grass mesh' material to maintain a grassy effect. • An appropriate outer housing to be put in place around the large rubbish bin. 	
	<p>FUTURE MEETING DATES –Monday 6th February 2017</p>	
	<p>These minutes are a true and accurate account of the meeting:</p> <p>Signed Chair of Planning Committee</p> <p>Dated: 16th January 2017</p>	
	<p>Document Distribution: Town Councillors, District & County Councillors, Clerks</p>	

