

CASTLE CARY TOWN COUNCIL PLANNING COMMITTEE
Minutes of Meeting held on Monday 6th March 2017
at 6.30pm
The Market House, Castle Cary

	AGENDA ITEM	ACTION
	PRESENT	
	Town Councillors: Pek Peppin, Barry Moorhouse, Bob Gilbey, Martin Atkins, Barbara Williams, Sally Snook, Nick Weeks	
	County/District Councillors: Nick Weeks	
	6 members of the public	
P22	APOLOGIES: Judi Morrison, Penny Steiner	
P23	MINUTES OF THE PREVIOUS MEETING – 6th February 2017	
	Approved	
P24	MATTERS ARISING FROM THE PREVIOUS MEETING (not mentioned on the agenda)	
	None	
P25	To agree any items to be dealt with after the public, including the press have been excluded. (A resolution to be passed by Councillors)	
	4 items for in camera session	
P26	DECLARATIONS OF INTEREST	
	Nick Weeks as Chair of Area East informed the meeting that he would not vote on any application	
P27	To consider the list of applications received as at Wed 1 st March 2017	
	PP reminded those present that the Planning Committee give opinions on all planning applications but are not able to make decisions.	
	P27/1 16/05401/ADV	
	Installation of 3 A boards. Old Bank House, High St.	
	It was noted that many other businesses in the town put out 'A' Frame boards to advertise their business without seeking planning permission and it is a credit to these business owners that they have applied. It was noted that these boards make access for pushchairs & mobility scooters difficult especially when the pavements narrow. Also that many A Boards are now in place around the town. However as the boards can be moved there were no objections from councillors. It was pointed out that at the north end of Old Bank House building the pavement is too narrow for mobility scooters and buggies anyway – partly but not wholly due to an electricity box.	
	DECISION: Unanimous approval	

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	P27/2 17/00613/OUT	
	Outline planning for chalet style dwelling/bungalow with rooms in roof space. Highfield, Cockhill Elm Lane.	
	Although this application is for 1 new building, the Design and Access Statement received mentions 'dwellings' throughout and the Planning Committee discussed deferring comment on the grounds of inaccuracy.	
	DECISION: Unanimous decision to defer comment	
	P27/3 16/03447/FUL	
	Erection of 27 dwellings with associated access, roads, footways, parking, drainage and landscaping. Land adjacent Foxes Run, Bridgwater buildings: Highway alterations.	
	Councillors & then 2 members of the public spoke. A full discussion was held & all agreed that the proposal is unacceptable.	
	<p>DECISION</p> <p>Castle Cary Town Council noted that the plans remain exactly the same as those submitted & rejected by us in September 2016, except for some changes to highways arrangements. It has previously been rejected twice by Planning Inspectors.</p> <p>The Council unanimously reject this planning application on the grounds of:</p> <ul style="list-style-type: none"> • The scheme to make Mill Lane one-way for use by vehicles and pedestrians is not viable. The lane is too narrow to have a footpath and the residents of Brookfields use it for parking. The scheme proposed means that all traffic going down Mill Lane will have to exit via Brookfields. • Opening up the existing cul-de-sac of Brookfields to make it a two-way access to the Foxes Run is completely unacceptable. The Brookfield residents bought their dwellings because they are in a cul-de-sac. They park in the road outside their houses and their children play out in the street. Turning Brookfields into a two-way through-road would be seriously dangerous for local residents and would remove Brookfield residents' peaceful enjoyment of their properties. • It is proposed that all the Foxes Run traffic enters and exits via Brookfields (in addition to all the exiting Mill Lane traffic). This means that the Brookfields/Torbay Road Junction will be even more hazardous than it already is. Torbay Road is already very dangerous due to vehicles parking on both sides of the Road. 27 new dwellings would have a huge impact on that junction. 	

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	<ul style="list-style-type: none"> • The only vehicular access to Foxes Run should be through Remalard Court. This was stipulated and conditional when the site was originally identified as suitable for development. The developers have accepted that they need to use this route for the safe construction of the site so there is no good reason for not continuing to use this access to the new build dwellings & leave the other roads as they are. • This a very sensitive and historic part of the town, a conservation area & a green field site. It should not be developed unless a full archaeological investigation has been done. And if this turns up anything of significance it should not be developed at all. • The reorientation of the houses to make them suitable for photovoltaics has not been taken into consideration in these new plans despite the stipulation by the climate mitigation officer, that this should be reconsidered when the plans were last presented. • A key provision in The United Nations Convention on the Rights of the Child is a right to childhood and to be protected from harm. Local residents are dismayed that these plans will take this away from many local children in Brookfields Estate and Bridgewater Buildings and any children in the new housing. • The development offers a very low % of affordable housing for the town. • Great concern that if all current plans go ahead the town has already exceeded the number of houses that should be built here by 2028, with no supporting additional infrastructure and no evidence of local need. This additional development is not required to meet targets. 	
	DECISION: Unanimous rejection	
	P27/4 17/00664/S73A	
	Application to vary condition 01 (approved plans) of planning permission 16/05020/S73A) for the erection of metal fencing and gates. Land adjacent to Dunster House. Lower Woodcock St.	
	PP reminded councillors that these new houses are in a conservation area, and showed photos & commented that the proposed railings are not in style with the 'arrow' railings next to many local properties. MA thought they were appropriate for a new house. SS suggested that the gate design was too fussy. NW pointed out that the gate must open inwards as they open immediately on to the pavement. BW suggested gates & railings should be similar design. All agreed	

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	railings were a good idea in principle.	
	DECISION: 1 against. 5 in favour. Application supported with suggestion that gates & railings should match & gates should open inwards.	
P28	PLANNING DETERMINATIONS AND HEARINGS	
	<p>P28/1 16/05276/FUL</p> <p>Primrose Cottage South Cary Lane. BA7 7ER Proposed new vehicular access/egress to South Cary Lane. (extinguishing of existing access/egress) Single storey side and rear extension and associated alterations.</p> <p style="text-align: right;">APPROVED</p>	
P29	Core Strategy and/or section 106	
P30	In camera session	
	4 Items discussed.	
	FUTURE MEETING DATES –Monday 3rd April 2017	
	<p>These minutes are a true and accurate account of the meeting:</p> <p>Signed Chair of Planning Committee</p> <p>Dated: 6th March 2017</p>	
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