

**CASTLE CARY TOWN COUNCIL PLANNING COMMITTEE**  
**Minutes of Meeting held on Monday 3<sup>rd</sup> April 2017**  
**at 6.30pm**  
**The Market House, Castle Cary**

	<b>AGENDA ITEM</b>	<b>ACTION</b>
	<b>PRESENT Pek Peppin, Nick Weeks, Barry Moorhouse,</b>	
	<b>Penny Steiner, Bob Gilbey, Barbara Williams, Martin Atkins,</b>	
	<b>Judi Morison, Sally Snook.</b>	
	3 members of the public	
<b>P31</b>	<b>APOLOGIES: None</b>	
<b>P32</b>	<b>MINUTES OF THE PREVIOUS MEETING – 6<sup>th</sup> March 2017</b>	
	Approved	
<b>P33</b>	<b>MATTERS ARISING FROM THE PREVIOUS MEETING</b> (not mentioned on the agenda)	
	None	
<b>P34</b>	<b>To agree any items to be dealt with after the public, including the press have been excluded. (A resolution to be passed by Councillors)</b>	
	1 item to be discussed	
<b>P35</b>	<b>DECLARATIONS OF INTEREST</b>	
	Nick Weeks as Chair of Area East informed the meeting that he would not vote on any application	
	Sally Snook declared her interest in application 0845 and that she would not vote on this application	
<b>P36</b>	To consider the list of applications received as at Wed 29 <sup>th</sup> March 2017	
	<b>P36/1 17/00974/FUL</b>	
	Conversion of outbuilding into ancillary annexe accommodation (resubmission of 16/04584/FUL). 2 Station Rd Castle Cary BA7 7BU	
	This is a reapplication of the same conversion but the use is to be ancillary to owners dwelling rather than as a holiday let. Holiday let was approved by CCTC but rejected by SSDC.	
	<b>DECISION: Unanimous vote in support</b>	
	<b>P36/2 17/00845/FUL</b>	
	Conversion of agricultural building to two dwellings and creation of new access track. Clanville Manor Farm, Cary Road, Alford, Castle Cary, BA7 7PJ	
	SS gave a supporting statement advising that the farm has been dairy from 1898 to 2003, since then it has been a beef farm. Sally and her husband Rob are now looking to retire to the converted Barn and for her son & family to live in the 2 <sup>nd</sup> barn & to release the capital in the main house. The conversions will include high sustainability credentials	

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	<p>which include the use of original materials, concrete on site for hard core, high levels of insulation, solar PV array in the field, biomass heating &amp; water from the local spring. The Ecologist report highlighted possible hedgerow damage may be caused by the new access route. It was agreed that provided this was changed it was not a deal breaker. Environmental Health suggested there may be issues with smells – all agreed that this statement was absurd.</p>	
	<p><b>DECISION: Unanimous vote in support provided track/access is addressed as planned.</b></p>	
	<p><b>P36/3     17/01070/FUL</b></p>	
	<p>Conversion of a stables building into a holiday letting unit and the erection of an external log store. Cary Place,4 Upper High St, Castle Cary, BA7 7AR.</p>	
	<p>PP advised that plans include keeping the 18<sup>th</sup>/19<sup>th</sup> century stalls in the stable conversion, and pointed out that the replacement of a door and window was in the main house and not in the stable.</p>	
	<p><b>DECISION: Unanimous vote in support</b></p>	
	<p><b>P36/4     17/01064/FUL</b></p>	
	<p>Erect security building and staff parking area. Erect perimeter security fencing all in association with the storage of motor vehicles. Change of use of the land from B2-B8 use. Land at Camp Road, Dimmer Lane, Dimmer, Castle Cary.</p>	
	<p>PP advised that this site is owned by Anthony Hopkins. The plan is to bring 991 cars here for storage, cleaning &amp; distribution. There will be 2 employees. Based on a similar smaller operation currently at Henstridge airfield it was estimated that there will be 6 vehicle transporter movements in &amp; 6 out each day. All site traffic has to use the B3153 (erroneously called the B 3151 in the application documents) - a narrow &amp; twisty minor road, they will pass through the nearby hamlet of Clanville as these vehicles can't go west under the railway bridge. There is to be a small security building &amp; adjacent parking area for staff cars.</p> <p>Ken Knight local resident who lives within 50 meters of site feels the plans are sketchy, he understands the site will be open from 6am to 10pm 7 days a week. He is concerned that during site set up hard core will be brought in by numerous lorries &amp; the stone crusher already on site will be in constant use. He understands that the Henstridge vehicle storage operation is being brought to Dimmer. Also that there will be a pressure washer brought to site- not mentioned in plans &amp; is concerned that there is no water on the site so this may be tankered in. He advised that part of the site is already in use for hardcore storage.</p> <p>Councillors discussed &amp; raised many concerns.</p>	
	<p><b>DECISION: 6 against   2 in support</b></p>	

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	<p>Reasons for concern include: volume of traffic particularly through Clanville, opening hours of 7 days a week, lack of water on site, potential water course pollution, offers employment for only 2 staff, extra vehicles when setting up, noise from stone crusher.</p> <p>There was also no mention in the documentation of the recent planning permission for a Waste Transfer Station which will have impact on traffic on the B3153</p> <p>Those in favour advised that B8 usage is preferable to B2.</p>	
	<b>P36/5      17/01132/LBC</b>	
	The carrying out of various internal alterations (Implemented). George Hotel Market Place Castle Cary BA7 7AH.	
	<p>PP noted that this is a retrospective application, all alterations have been completed. The fire place has been knocked through between the 2 dining rooms so the privacy in the small dining room has been lost. 20<sup>th</sup> century fire surround has been removed and a reclaimed timber panel wall has replaced it. Walls in the main dining room now have exposed stone.</p> <p>Some Councillors believe the Conservation Officer may have misled the applicant about permissions required before commencing the work. Others suggested that the applicant may have misinterpreted what he had been told.</p>	
	<p><b>DECISION: Unanimous vote in support</b></p> <p><b>The Council reluctantly approves this application although they are very disappointed that the proper procedures were not followed by the owner of such an important property in the heart of the town and felt that some of these alterations were very inappropriate.</b></p>	
<b>P37</b>	<b>PLANNING DETERMINATIONS AND HEARINGS</b>	
	<b>P37/1      16/05427/LBC</b>	
	<p>Change of paint colour to shop frontage and window frames and display of signage (partly implemented). Somerset Wine Co. Ltd. The Pitching Market PI Castle Cary BA7 7AL <b>APPROVED</b></p>	
	<b>P37/2      16/05395/LBC</b>	
	<p>Erect a shop fascia sign and further two signs to the side of the building Old Bank House High St Castle Cary BA7 7AW <b>APPROVED</b></p>	
	<b>P37/3      17/00613/OUT</b>	
	<p>Outline planning for a chalet style dwelling/bungalow with rooms in roof space Highfield Cockhill Elm Lane Castle Cary BA7 7EZ <b>REFUSED</b></p>	

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	<b>P37/4</b> <b>16/05401/ADV</b>	
	Installation of 3 No A Boards Old Bank House High St Castle Cary BA7 7AW <b>PERMITTED WITH CONDITIONS</b>	
<b>P38</b>	<b>Core Strategy and/or section 106</b>	
<b>P39</b>	<b>In camera session</b>	
	1 Item discussed.	
	<b>FUTURE MEETING DATES –Tuesday 2nd May 2017</b>	
	These minutes are a true and accurate account of the meeting:  Signed ..... Chair of Planning Committee  Dated: 3 <sup>rd</sup> April 2017	
	<b>Document Distribution:</b> Town Councillors, District & County Councillors, Clerks	