

**CASTLE CARY TOWN COUNCIL PLANNING COMMITTEE**  
**Minutes of Meeting held on Tuesday 2<sup>nd</sup> May 2017**  
**at 6.30pm**  
**The Market House, Castle Cary**

	<b>AGENDA ITEM</b>	<b>ACTION</b>
	<b>PRESENT Pek Peppin, Nick Weeks, Barry Moorhouse, Barbara Williams, Bob Gilbey, Judi Morison</b>	
<b>P40</b>	<b>APOLOGIES: Penny Steiner, Sally Snook, Martin Atkins, Justin Birch</b>	
<b>P41</b>	<b>MINUTES OF THE PREVIOUS MEETING – 3<sup>rd</sup> April 2017</b> Approved	
<b>P42</b>	<b>MATTERS ARISING FROM THE PREVIOUS MEETING</b> (not mentioned on the agenda) None	
<b>P43</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> None	
<b>P44</b>	<b>DECLARATIONS OF INTEREST</b> Nick Weeks as Chair of Area East informed the meeting that he would not vote on any application	
<b>P45</b>	To consider the list of applications received as at Wed 26 <sup>th</sup> April 2017	
	<b>P45/1 17/01659/FUL</b>	
	Erection of a new dwelling & garage Plot 1 Alma Field Castle Cary Ms Henson & Mr Blackburn (revised design to that approved 15/04460/FUL)	
	<p>The original approval for a Planning Application here was approved by the Committee previously for 3 German kit built eco 'Hanze Haus'. Since approval the developer/builder/owners has decided to sell 2 of the plots for others to build the houses.</p> <p>One plot has been bought by the above applicants who have submitted plans for a stone &amp; render clad town house. PP advised that she has discussed the matter with Lee Walton Planning Officer.</p> <p>The matter was discussed by the Councillors:  SS Planning Committee Deputy advised by email that she is keen to keep to the original plan for 3 'Hanze Haus'.  BM felt this was a new application that it should be judged on its own merits.  NW advised that the Cmtee should consider if it would approve of this as a one off application.  JM agreed with BM &amp; felt that this new application was disappointing as it offered no energy saving features.  BW agreed with SS &amp; is not happy that developers can receive permission &amp; then later apply to change the agreed plans.</p>	

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	<p>BG felt it would look better if the 3 houses on the plot looked similar to each other. He felt it looks large on a small site.</p> <p>PP felt the town house look of the planned house was not appropriate for the location. She confirmed no objections had yet been received from the public &amp; that the other 2 plots had not yet been sold as far as CCTC knew.</p> <p>BM advised that we need valid planning reasons to object to applications. He would have preferred the original.</p> <p>NW said that this application is on the smallest of the 3 plots and the house is bigger than that originally approved.</p> <p>PP said she would prefer a collection of 3 houses the same.</p> <p>It was pointed out that had the original application been for 3 different conventional houses on the 3 plots, that it is likely that we would have objected to this! The CCTC's support had been due to the nature of the eco houses proposed.</p>	
	<p><b>DECISION: 4 Against 1 in Support. The Committee felt very strongly that the 'Hanse Haus' plan originally approved is what they would like to see built on the edge of the town and that they did not wish to see different styles of house on the 3 plots.</b></p>	
<b>P46</b>	<b>PLANNING DETERMINATIONS AND HEARINGS</b>	
	<b>P46/1 17/00974/FUL</b>	
	<p style="text-align: center;">Conversion of outbuilding into ancillary annexe accommodation  (resubmission of 16/04584/FUL)  Mr K W Chiu 2 Station Road Castle Cary BA7 7BU  <b>APPROVED</b></p>	
	<b>P46/2 17/01132/LBC</b>	
	<p style="text-align: center;">The carrying out of various internal alterations (implemented)  Mr Dan Patrick George Hotel Market Place BA7 7AH  <b>APPLICATION REFUSED</b></p>	
	<p>PP advised the Committee that the Conservation Officer- Andrew Tucker's Report on the intended plans at The George was only made available to The Town Council on 11.4.17 when the Planning meeting discussing this application took place on 3.4.17. She therefore will be protesting strongly to the SSDC Planning Dept that we should receive reports in time to consider them properly at the scheduled Planning meetings. All councillors agreed.</p> <p>Had we seen Mr Tucker's report we might well have taken a different view as we respect his professional expertise.</p>	
	<b>P46/3 16/04434/FUL</b>	
	<p>Refurbishment and conversion of St John's Priory (Formerly Florida House)....  Mr Bob Berridge The Priory Priorygate Court Castle Cary BA7 7HT  <b>APPROVED WITH CONDITIONS</b></p>	
	<b>P46/4 16/04435/LBC</b>	

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<b>P47</b>	<b>Core Strategy and/or section 106</b>	
<b>P48</b>	<b>In camera session</b>	
	<b>FUTURE MEETING DATES –Monday 5<sup>th</sup> June 2017</b>	
	These minutes are a true and accurate account of the meeting:  Signed ..... Chair of Planning Committee  Dated: 2 <sup>nd</sup> May 2017	
	<b>Document Distribution:</b> Town Councillors, District & County Councillors, Clerks	