

CASTLE CARY TOWN COUNCIL PLANNING COMMITTEE
Minutes of Meeting held on Monday 4th September 2017
at 6.30pm
The Market House, Castle Cary

	APPROVED MINUTES	ACTION
	PRESENT: Pek Peppin, Barry Moorhouse, Bob Gilbey, Debra Henderson, Barbara Williams, Penny Steiner, Martin Atkins, Sally Snook, Nick Weeks	
	OFFICER PRESENT: Claire Craner-Buckley	
	MEMBERS OF THE PUBLIC: 18	
P76	APOLOGIES: Judi Morrison. (Judi then arrived after meeting had commenced but was therefore not able to vote).	
P77	MINUTES OF THE PREVIOUS MEETING – 7th August 2017	
	Resolved: The Minutes of the Planning Meeting held on 7 th August 2017 were approved.	
P78	MATTERS ARISING FROM THE PREVIOUS MEETING (not mentioned on the agenda)	
	None	
P79	To agree any items to be dealt with after the public, including the press have been excluded. (A resolution to be passed by Councillors)	
	1 item to be discussed	
P80	DECLARATIONS OF INTEREST	
	Nick Weeks as Chair of Area East informed the meeting that he would not vote on any applications	
P81	To consider the list of applications received as at Wed 30 th August 2017	
	P81/1 17/03076/FUL	
	Mr Tim Oliver 37 High Street Castle Cary BA7 7AW Change of use from bank to A3 food and drink. Internal and external refurbishment to include new window and replacement door to side elevation and new extractor flue to the rear elevation.	
	PP detailed the proposed plan for this Listed Building. After much discussion & comments from several members of the public, the vote was taken.	
	DECISION Unanimous vote against by 8 councillors This application was rejected for the following reasons: <ul style="list-style-type: none"> • Loss of amenity & value to the tenant in the flat upstairs, an integral part of the building, the resident will lose her right to the quiet & peaceful enjoyment of her property, that was purchased on a 120 year lease. 	

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	<ul style="list-style-type: none"> • Poor siting of kitchen & cloakroom flues, producing unacceptable smells & being visually obtrusive • Excessive noise for upstairs flat & in the vicinity- many private properties adjacent to property • Significant parking issues will be created by potentially up to 60 guests & 30 staff • Too many food outlets already in the town • Excessively long opening hours proposed • 12 letters of objection received • Environmental Health Officer rejects the application due to loss of amenity for the flat above • Building is Listed & is not suitable for the proposed changes 	
	<p>P81/2 17/03077/LBC</p>	
	<p>Mr Tim Oliver 37 High Street Castle Cary BA7 7AW Internal and external refurbishment to include new window and replacement door to side elevation and new extractor flue to the rear elevation</p>	
	<p>DECISION See above</p>	
	<p>P81/3 17/03312/FUL</p>	
	<p>Mr & Mrs Neil Mackie South Dene South Street Castle Cary BA7 7ES Construction of an attached timber outbuilding</p>	
	<p>This application is for a detached garage, to be located between 2 listed buildings in the conservation area. A letter of objection has been received from the neighbour.</p>	
	<p>DECISION Majority in support 7 & 1 against this application.</p> <p>With the following comments made:</p> <ul style="list-style-type: none"> • Councillors support the Conservation Officer's comments. • They regret not to be given more detail about the garage as it appears unnecessarily ugly • They question if the gates could be hung to open inwards to alleviate the space issues or if they are even necessary. • They welcome additional off street parking spaces 	

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	P81/4	17/03313/LBC
	Mr & Mrs Neil Mackie South Dene South Street Castle Cary BA7 7ES Construction of an attached timber outbuilding	
	DECISION See above	
	P81/5	17/03419/COU
	Mrs Fiona Mattesini 7 Pithers Yard High St Castle Cary BA7 7AN Change of use premises from B1 (office) to A3 (café)	
	This application is for 'Home', the unlicensed café to formalise the building usage. This is a vegetarian café that opens from 9am-3pm, Tuesday to Saturday as permitted by the lease.	
	DECISION Unanimous vote in support of this application	
P82	PLANNING DETERMINATIONS AND HEARINGS	
	P82/1	17/00752/FUL
	Erection of new single storey dwelling for use as an annexe to Shipley Gate	
	Mr Andrew Dobbins Shipley Gate Smallway Small Way Lane Galhampton Yeovil BA22 7AF	
	APPLICATION PERMITTED WITH CONDITIONS	
	P82/2	17/03260/NMA
	Non material amendment to approval 14/03587/FUL to allow for minor changes to the final site design following construction	
	Mr David Manderson Land adjoining Manor Farm The Park Castle Cary Somerset	
	APPLICATION PERMITTED	
	P82/3	17/02108/LBC
	Repainting of shop front	
	Mr Mark Derby Chesswood Fore Street Castle Cary BA7 7BG	
	APPLICATION PERMITTED WITH CONDITIONS	

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P83	Core Strategy and/or section 106	
P84	In camera session	
	A discussion was held re: the best date for the 1 st Planning meeting in the new year, as in January 2017, the meeting was held on 3rd January & the paperwork & information was not available due to the Christmas shutdown. It was suggested that the 1 st meeting be held on Mon 8 th or Tues 9 th January 2018, depending on other meetings.	
	FUTURE MEETING DATES –Monday 2nd October 2017	
	These minutes are a true and accurate account of the meeting: Signed Chair of Planning Committee Dated: 4 th September 2017	
	Document Distribution: Town Councillors, District & County Councillors, Clerks	