

CASTLE CARY TOWN COUNCIL PLANNING COMMITTEE
Minutes of Meeting held on Monday 2nd October 2017
at 6.30pm
The Market House, Castle Cary

	APPROVED MINUTES	ACTION
	PRESENT: Pek Peppin, Barry Moorhouse, Martin Atkins, Bob Gilbey, Sally Snook, Barbara Williams	
	OFFICER PRESENT: Claire Craner-Buckley	
	MEMBERS OF THE PUBLIC: Chris Edwards, Nigel Begg (Ansford Parish Council)	
P85	APOLOGIES Judi Morison, Nick Weeks, Penny Steiner	
P86	MINUTES OF THE PREVIOUS MEETING – 2nd September 2017	
	Approved & signed	
P87	MATTERS ARISING FROM THE PREVIOUS MEETING (not mentioned on the agenda)	
	None	
P88	To agree any items to be dealt with after the public, including the press have been excluded. (A resolution to be passed by Councillors)	
	2 topics to discuss in camera	
P89	DECLARATIONS OF INTEREST	
	None	
P90	To consider the list of applications received as at Wed 27th September 2017	
	P90/1 17/03077/LBC	
	Mr Tim Oliver 37 High Street Castle Cary BA7 7AW Internal and external refurbishment to include new window and replacement door to side elevation. Amendments: Omission of kitchen extract system and flue. NB: No change of use applied for as concurrent application for Planning Permission now withdrawn.	
	DECISION Above noted. Observations previously made.	
	P90/2 17/03570/FUL	
	Mr Keith Fogg The Laurels Ansford Road Castle Cary BA7 7HG Erection of single storey replacement extension with conservation rooflights. Insertion of 2 new windows and 2 rooflights	

CASTLE CARY TOWN COUNCIL PLANNING COMMITTEE
Minutes of Meeting held on Monday 2nd October 2017
at 6.30pm
The Market House, Castle Cary

	Discussion: This property is in a Conservation Area but is not listed. Plan includes opening up a blocked window.	
	DECISION Unanimous vote in favour	
	P90/317/03613/FUL	
	Mr D Roberts Land rear of Bay Tree South Street Castle Cary Erection of single storey dwelling	
	Discussion: several plans have previously been submitted for this site. This plan is for an L shaped bungalow up the access lane. Windows: to be made of Idigbo wood, PP advised that this can be of variable quality & is not from a sustainable source. NB suggested laminated timber instead. BG highlighted access issue. BM suggested all applications should be encouraged to install solar PV.	
	DECISION Unanimous vote in favour with 3 comments: The Council would like to see PV solar panels encouraged for every new development; would suggest laminated larch timber instead of idigbo wood that is not from a sustainable source & often of poor quality. It was also noted that there is poor visibility when accessing & egressing the property.	
	P90/4 17/03422/REM	
	Land OS 4700 Station Road Ansford Castle Cary The erection of 75 No. dwellings (reserved matters following approval 15/00519/OUT)	
	Discussion: PP and many of the planning committee have had several meetings with the developer who has listened to & incorporated some of the Council's comments. PP noted that as this is reserved matters, so this is about what the houses look like. The design includes some affordable 1 bed flats through to 5 bed homes. They are keeping trees & are using rural names for the streets & squares. PP advised there is a lack of detail re: materials for windows, walls & roof materials. Electric charging points will be provided for electric vehicles. SS noted lack of solar PV panels. BG suggested there will be traffic jams on Ansford Road. BW not keen on the bin arrangements. PP advised that the developer is aiming to put the development in for an award which would be good for the town.	

CASTLE CARY TOWN COUNCIL PLANNING COMMITTEE
Minutes of Meeting held on Monday 2nd October 2017
at 6.30pm
The Market House, Castle Cary

	DECISION	
	Unanimous vote in favour with the following conditions: The Council would like clarification of the materials being used for the walls, windows frames & roofs; also they are disappointed that their comments re: solar PV panels have not been taken up.	
P91	PLANNING DETERMINATIONS AND HEARINGS	
	P91/1 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	
	THE APPLICATION IS NOW WITHDRAWN	
	P91/2 17/01448/FUL	
	Mr & Mrs Snook Clanville Manor Farm Cary Road Alford Castle Cary BA7 7PJ	
	Move and rebuild a 'Boulton and Paul' agricultural barn (Building A)	
	APPLICATION PERMITTED WITH CONDITIONS	
	P91/3 17/01584/FUL	
	Mr & Mrs Snook Clanville Manor Farm Cary Road Alford Castle Cary BA7 7PJ	
	The erection of a cattle shed (Building B)	
	APPLICATION PERMITTED WITH CONDITIONS	
	P91/4 17/01447/FUL	
	Mr & Mrs Snook Clanville Manor Farm Cary Road Alford Castle Cary BA7 7PJ	
	Erection of straw storage shed (Building C)	
	APPLICATION PERMITTED WITH CONDITIONS	
	P91/5 17/01446/FUL	
	Mr & Mrs Snook Clanville Manor Farm Cary Road Alford Castle Cary BA7 7PJ	
	The erection of a farm workshop and storage building on the site of an existing redundant 1960s cattle shed (Building D)	
	APPLICATION PERMITTED WITH CONDITIONS	
	P91/5 17/02108/LBC	

CASTLE CARY TOWN COUNCIL PLANNING COMMITTEE
Minutes of Meeting held on Monday 2nd October 2017
at 6.30pm
The Market House, Castle Cary

	Mr Mark Derby Chesswood Fore Street Castle Cary BA7 7BG	
	Repainting of shop front	
	GRANT CONSENT WITH CONDITIONS	
	P91/6 17/02937/S73	
	Mr & Mrs Bynoe Scotland House South Street Castle Cary BA7 7ES	
	Application to vary condition No 02 (approved plans) and 03 (materials) of 16/05391/FUL	
	GRANT PERMISSION WITH CONDITIONS	
	P91/7 17/03115/S19	
	Mr & Mrs Bynoe Scotland House South Street Castle Cary BA7 7ES	
	Application to vary condition No 02 (approved plans) of 16/05392/LBC	
	VARY/MODIFY CONSENT WITH CONDITIONS	
	P91/8 17/03312/FUL & 17/03313/LBC	
	Mr & Mrs Neil Mackie South Dene South Street Castle Cary BA7 7ES	
	Construction of an attached timber outbuilding	
	APPLICATION WITHDRAWN	
P92	Core Strategy and/or section 106	
P93	In camera session	
	<ol style="list-style-type: none"> 1. PP advised that the revision of the Local Plan draft is now online. There are 4 suggested options for future development sites in next phase. All are green fields. One suggestion in the draft is that the Foxes Run site might be taken out of the plans for potential development. A Public consultation coming- in due course. 2. Naming of Well Farm site as Weavers Fields: The 1684 map shows it as called: The Meed. PP suggests it could be called The Mead. As the site is in Ansford Chris Edwards said he would raise the matter at their next PC meeting. 	

CASTLE CARY TOWN COUNCIL PLANNING COMMITTEE
Minutes of Meeting held on Monday 2nd October 2017
at 6.30pm
The Market House, Castle Cary

	FUTURE MEETING DATES –Monday 6th November 2017	
	These minutes are a true and accurate account of the meeting: Signed Chair of Planning Committee Dated: 2 nd October 2017	
	Document Distribution: Town Councillors, District & County Councillors, Clerks	