

CASTLE CARY TOWN COUNCIL PLANNING COMMITTEE
Minutes of Meeting held on 6th August 2018
at 6.30pm
The Market House, Castle Cary

	APPROVED MINUTES	ACTION
	PRESENT: Pek Peppin Hedge Hornbeam Barbara Williams Nick Weeks Penny Steiner Bob Gilbey Judi Morison Sally Snook	
	OFFICER PRESENT: Claire Craner-Buckley	
	MEMBERS OF THE PUBLIC: None	
P75	APOLOGIES: Debra Henderson Martin Atkins	
P76	MINUTES OF THE PREVIOUS MEETING – 2nd July & 23rd July 2018	
	2 nd July SS proposed HH 2 nd Unanimous vote Minutes approved. 23 rd July: decision deferred to next meeting to allow amendments previously sent to be added.	
P77	MATTERS ARISING FROM THE PREVIOUS MEETING (not mentioned on the agenda)	
	None	
P78	To agree any items to be dealt with after the public, including the press have been excluded. (A resolution to be passed by Councillors)	
	The Property development on the site of the former Two Swans public house and parking. SS proposed PS 2nd. Unanimous vote to deal with this in camera.	
P79	DECLARATIONS OF INTEREST	
	Nick Weeks as Chair of Area East informed the meeting that he would not vote on any applications PS declared an interest in item 4 so will not be voting. PP declared an interest in item 2 so will not be voting.	
P80	To consider the list of applications received as at Wed 1 st August 2018	
	P80/1 18/01911/FUL	
	Mr Owain Jenkins Maadi Torbay Road Castle Cary BA7 7DR	
	Single storey rear extension	
	Discussion: Large plot. Extension is planned at rear of property so will be invisible from road. It is a 'wrap around' room. There have been no objections from neighbours.	
	DECISION All Councillors present supported this application	

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	P80/2 18/02151/P3JPA	
	Mr M Foote 26 Lower Woodcock St Castle Cary BA7 7BH	
	Change of use offices to a dwelling	
	<p>Discussion: This application will mean the loss of 2 office spaces for the town. Applicant claims this is a 'permitted development' (Govt Policy) so not actually an application. No parking. Committee feel they can't allow it without parking provision but applicant could potentially make a parking space at the side of the property.</p> <p>NW spoken to J Guise Planning officer at SSDC & asked him to look at the emerging Local Plan which states premises should be left as retail or for office use.</p> <p>Also that when the Neighbourhood Plan is in place it would help to stop changes like this.</p>	
	<p>DECISION</p> <p>4 against this application & 2 abstentions. There will be a loss of office space & there is a lack of parking if property becomes a private dwelling.</p> <p>The Planning Committee are concerned that yet again the office space offer that Castle Cary can make is being undermined.</p>	
	P80/318/01965/FUL	
	Mr & Mrs Dan Smith 43 Victoria Park Castle Cary BA7 7DG	
	Alterations and the erection of a two storey side extension to dwelling	
	Discussion: This application for an extension will make the property the same size as the neighbouring attached property, with better windows & provide 2 new parking spaces. This will improve the house. There have been no objections from neighbours.	
	<p>DECISION</p> <p>Unanimous vote in support of this application. PS proposed and BW 2nd.</p>	
	P80/4 18/02331/ADV	
	Mr R Weelan	

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	Bartlett Gooding and Weelan Park St Castle Cary BA7 7EJ	
	The display of 2 No. non-illuminated fascia signs and 1 No. non illuminated free standing sign	
	Discussion: PP showed the committee the plan detailing the 2 conservation areas in Castle Cary, a discussion took place re suitability of the proposed signs.	
	<p>DECISION</p> <p>Majority decision against this application.</p> <p>The Planning Committee feel that although the 2 smaller signs on the building are acceptable, the roadside sign is too large for the location and too close to a listed building.</p>	
	P80/5 18/02141/DPO	
	Mr & Mrs MJ Berry Land Rear of Wayside Farm Station Road Ansford Castle Cary BA7 7PH	
	Application to discharge a Section 52 Agreement dated 13/10/1987 preventing non fragmentation of land between SSDC and Mr & Mrs M J Berry	
	<p>Discussion:</p> <p>This development is in Ansford Parish</p> <p>A development of 125 houses is proposed on this site. It was noted that the documentation is badly worded so it says the farm CAN be fragmented in error.</p> <p>This is a standard agricultural tie, holding the land to the house and preventing the sale of the land for housing.</p> <p>A discussion took place as to why this did not come up at the Appeal as it would have been a reason not to allow the building of 125 houses here.</p> <p>It was noted that this new estate of houses would enable a potential access road through to a potential new primary school site.</p>	
	DECISION	

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	<p>This is in the neighbouring parish of Ansford.</p> <p>Unanimous voted against this application.</p> <p>The Planning Committee voted on the assumption that the wording of the application was ‘prevention of fragmentation’ although it actually said the opposite! The Committee do not want the agricultural tie on this land released.</p> <p>They are also concerned that this has come to light so long after the Appeal and don’t want to see this land developed.</p>	
P81	PLANNING DETERMINATIONS AND HEARINGS	
	P81/1 18/01501/FUL	
	Miss Nicola Blackmore Egret House Lower Woodcock St Castle Cary BA7 7BH	
	The erection of a shed	
	APPLICATION PERMITTED WITH CONDITIONS	
	P81/2 18/01491/S73A	
	Mr D Roberts Land Rear of Bay Tree South St Castle Cary	
	Application to vary condition 2 (approved drawings) of approval 17/03613/FUL	
	APPLICATION PERMITTED WITH CONDITIONS	
	P81/3 18/00944/LBC	
	Mr Nick Crowley 3 High Street Castle Cary BA7 7AN	
	The display of 1 No. non illuminated hanging sign	
	APPLICATION PERMITTED WITH CONDITIONS	
P82	Core Strategy and/or section 106	
	Nothing discussed at this meeting	
P83	In camera session	
	<p>The property development of the former site of the Two Swans public house was discussed. It was noted that 3 of these properties are now ‘to let’.</p> <p>A member of the public spoken to PP & JM has been in email contact with him after he has posted comments on Facebook re: CCTC & this development.</p>	

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	<p>Decision made for webmaster to publish the maps of the 2 conservation areas in the town on the website & to clarify that the SSDC Conservation Officers decide on this.</p> <p>It was also agreed that a letter should be sent to the Estate Agents in town explaining the 12 hour parking limits in the town car parks & advising that properties should not therefore be marketed with 'free town parking'.</p>	
	<p>FUTURE MEETING DATES – 3rd Sept 2018</p>	
	<p>These minutes are a true and accurate account of the meeting:</p> <p>Signed Chair of Planning Committee</p> <p>Dated: 6th August 2018</p>	
	<p>Document Distribution: Town Councillors, District & County Councillors, Clerks</p>	