

**CASTLE CARY TOWN COUNCIL PLANNING COMMITTEE**  
**Minutes of Meeting held on 3<sup>rd</sup> Sept 2018**  
**at 6.30pm**  
**The Market House, Castle Cary**

	<b>APPROVED MINUTES</b>	<b>ACTION</b>
	<b>PRESENT: Pek Peppin Barbara Williams Sally Snook Justin Birch Judi Morison Penny Steiner Martin Atkins</b>	
	<b>OFFICER PRESENT: Claire Craner-Buckley</b>	
	<b>MEMBERS OF THE PUBLIC: 22</b>	
<b>P84</b>	<b>APOLOGIES Nick Weeks Bob Gilbey Terry Philpott Hedge Hornbeam</b>	
<b>P85</b>	<b>MINUTES OF THE PREVIOUS MEETING – 6<sup>th</sup> August 2018</b>	
	With relevant paragraph removed from the draft Minutes (P80/2). PS proposed approval & JB 2 <sup>nd</sup> . Minutes approved.	
<b>P86</b>	<b>MATTERS ARISING FROM THE PREVIOUS MEETING</b> (not mentioned on the agenda)	
	None	
<b>P87</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>	
	One item to be discussed.	
<b>P88</b>	<b>DECLARATIONS OF INTEREST</b>	
	None	
<b>P89</b>	To consider the list of applications received as at Wed 29 August 2018	
	<b>P89/1 18/01519/FUL</b>	
	Morgan & Cavendish Developments Ltd The Red House Cumnock Road Ansford BA7 7HZ	
	Proposal: Partial Demolition of Existing Boundary Wall, Outbuilding and Gable End, refurbishment of The Red House, erection of four further dwellings and alterations to vehicular access	
	Discussion: Parking not an issue as garaging & parking provided for all properties. This plan proposes an additional house totalling 5 rather than 4 with dwellings no.4 & 5 to be semi detached. Red House to have partial demolition & renovation. Houses 4 & 5 at front next to The Red House will echo it architecturally with barge boards, ridge tiles etc. Councillors support the application, particularly as it is on a brown field site within the town. It is assumed that Highways are satisfied with the access to & egress from the site directly onto Cumnock Road (A371). They encourage photovoltaics on the new build houses & also the installation of a footpath from this site, via the neighbouring former Nursery/development site, so that new residents (particularly	

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	<p>children) can access the town centre whilst avoiding the busy main road (A371).          No objections have been received from neighbours.</p>	
	<p><b>DECISION</b></p> <p><b>The Planning Committee voted unanimously in support of this application.</b></p> <p>They would like to see the new houses incorporating:</p> <ol style="list-style-type: none"> <li>1. Carbon neutral design, as far possible, to including photovoltaic panels.</li> <li>2. Barge boards &amp; ridge tiles to match The Red House.</li> <li>3. A footpath enabling direct access for the new residents through the adjacent development site &amp; down into the town centre, thus avoiding the roads.</li> </ol>	
	<p><b>P89/2     18/02225/FUL</b></p>	
	<p>Mr &amp; Mrs Sheffield          Keyberry House Cockhill Elm Lane Castle Cary BA7 7EZ</p>	
	<p>Erection of a front porch and rear balcony to dwelling house</p>	
	<p>Discussion: PP showed the Committee drawings of the plans. No letters of objection have been received from neighbours.</p>	
	<p><b>DECISION</b></p> <p><b>The Planning Committee voted unanimously in support of this application.</b></p>	
	<p><b>P89/3     18/02664/FUL</b></p>	
	<p>Mr and Mrs Tim and Jordan Oliver          37 High Street Castle Cary BA7 7AS</p>	
	<p>Change of use of ground floor from bank to restaurant (Use Class A3 food and drink) to include internal and external alterations (Revised application)</p>	
	<p>Discussion          5 letters of objection have been received from neighbours. 3 of these were sent to SSDC &amp; copied to CCTC. PP gave full details of the proposal from the application &amp; the changes now proposed from the previous application in September 2017:</p>	

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	<p>The proposal is for a modern British &amp; European cuisine restaurant with a wood fired oven that has a fan &amp; chimney for extraction. The extraction from kitchen, appears to be more suitable for a domestic kitchen. There will be significant impact on resident amenity for the resident in the maisonette upstairs with issues of noise, vibration, odour, land use &amp; opening hours.</p> <p>3 neighbours presented their objections.</p> <p>Councillors sympathetic to impact on people living nearby &amp; have concerns about the suitability of the pizza oven, the kitchen extraction systems and the long extract system from the toilets. Also about noise, smells &amp; fire risk. It was felt that car parking is not a key issue with Catherine's Close car park having a 12 hour limit.</p> <p>Councillors were surprised at the Estate Agent's description of the location as 'the Food Quarter of Castle Cary'. They agreed that with all the new housing developments there is potentially a need more types of eating opportunities &amp; restaurants but each application needs to be looked at carefully.</p>	
	<p><b>DECISION</b></p> <p><b>The Planning Committee voted unanimously <u>against</u> this application.</b></p> <p>5 letters of complaint from neighbours have been received by the Town Council and 22 residents attended the meeting.</p> <p>The Town Council Planning Committee took the view that the amenity of the upstairs maisonette would be seriously affected if this application is granted. There are also some concerns from other local residents.</p> <p>These are the key issues that were identified:</p> <ul style="list-style-type: none"> <li>• <b>Noise:</b> the vent system in the main kitchen (for the cooker and other equipment) appears to not be of a standard robust enough for a commercial kitchen. The concern is that windows/doors will therefore be opened disturbing the resident in the maisonette upstairs &amp; neighbours with noise &amp; odours.</li> <li>• <b>Noise:</b> the wood fired stove in the secondary kitchen is immediately under the bed of the maisonette's occupant with a fanned vent under her bedroom floor leading to a fanned duct in her bedroom chimney. This has background noise potential and could be a fire hazard. We question the need for the wood-fired stove.</li> <li>• <b>Noise:</b> disturbance to upstairs resident &amp; neighbours from the</li> </ul>	

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	<p>diners arriving/ departing</p> <ul style="list-style-type: none"> <li>• <b>Odours:</b> apart from food preparation in kitchen (see above), the visitor lavatory vent has a long duct designed to emit outside the kitchen window of maisonette. It is not clear why this vent cannot be immediately outside the toilets' blank wall – through the flat roof.</li> <li>• <b>Vibration</b> from extraction fans in the kitchens are likely to will disturb the upstairs resident</li> <li>• <b>Fire Risk</b> heightened by planned installation of an internal wood fired oven</li> <li>• Other issues raised by local residents  <b>Overlooking:</b> A previously opaque un-opening window has been replaced by an opening clear glazed window in main dining area on East side of building looking directly onto a <b>neighbouring private residence</b>–</li> <li>• <b>Opening Hours:</b> Restaurant opening hours will disturb local residents late into the evenings</li> <li>• <b>Land use:</b> this building &amp; its location would appear to be much more suitable for adaptation to retail or office space</li> </ul>	
	<b>P89/4      18/02668/LBC</b>	
	Mr and Mrs Tim and Jordan Oliver 37 High Street Castle Cary BA7 7AS	
	Internal and external refurbishment works (Revised Application)	
	Discussion      See P89/3	
	<b>DECISION</b> See P89/4	
<b>P90</b>	<b>PLANNING DETERMINATIONS AND HEARINGS</b>	
	<b>P90/1      18/01871/FUL</b>	
	Mr M Foote 2 Bailey Hill Castle Cary BA7 7AD	
	Change of use of premises from use Class A1 (retail) to use Class B1 (office)	
	<b>APPLICATION PERMITTED WITH CONDITIONS</b>	
	<b>P90/2      18/02151/P3JPA</b>	
	Max Foote Associates Ltd 26 Lower Woodcock St Castle Cary BA7 7BH	
	Prior approval change of use of offices to a dwelling	

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	<b>APPLICATION PERMITTED</b>	
<b>90/3</b>	<b>18/01965/FUL</b>	
	Mr & Mrs Dan Smith 43 Victoria Park, Castle Cary BA7 7DG	
	Alterations & the erection of a two storey side extension to dwelling	
	<b>APPLICATION PERMITTED WITH CONDITIONS</b>	
<b>P90/4</b>	<b>18/01911/FUL</b>	
	Mr Owain Jenkins Maadi Torbay Road, Castle Cary, BA77DR	
	Single storey rear extension	
	<b>APPLICATION PERMITTED WITH CONDITIONS</b>	
<b>P90/5</b>	<b>18/02549/TCA</b>	
	Mr Tim Earle Marsh Marshland Station Road Castle Cary BA7 7BX	
	Notification of intent to carry out surgery work to a group of trees in a Conservation Area	
	<b>APPLICATION PERMITTED</b>	
<b>P91</b>	<b>Core Strategy and/or section 106</b>	
<b>P92</b>	<b>In camera session</b>	
	<b>FUTURE MEETING DATES – Mon 1<sup>st</sup> October 2018</b>	
	These minutes are a true and accurate account of the meeting:  Signed ..... Chair of Planning Committee  Dated: 3 <sup>rd</sup> September 2018	
	<b>Document Distribution:</b> Town Councillors, District & County Councillors, Clerks	