

CASTLE CARY TOWN COUNCIL PLANNING COMMITTEE
Minutes of Meeting held on 3rd December 2018
at 6.30pm
The Market House, Castle Cary

	APPROVED MINUTES	ACTION
	PRESENT: Pek Peppin Nick Weeks Margaret Bebbington Sally Snook Barbara Williams Penny Steiner Judi Morison Bob Gilbey Martin Atkins	
	OFFICER PRESENT: Claire Craner-Buckley	
	MEMBERS OF THE PUBLIC: None	
P111	APOLOGIES Hedge Hornbeam Justin Birch	
P112	MINUTES OF THE PREVIOUS MEETING – 12th November 2018	
	5 th November meeting cancelled. Items due for discussion were added to 12 th November 2018 Extraordinary Full Council meeting. Minutes of this meeting to be agreed at 7 th January 2019 meeting.	
P113	MATTERS ARISING FROM THE PREVIOUS MEETING (not mentioned on the agenda)	
	None	
P114	To agree any items to be dealt with after the public, including the press have been excluded. (A resolution to be passed by Councillors)	
	None	
P115	DECLARATIONS OF INTEREST	
	Nick Weeks as Chair of Area East informed the meeting that he would not vote on any applications	
P116	To consider the list of applications received as at Wed 28 th November 2018	
	P116/1 18/02774/FUL	
	Carry out internal and external alterations and change of use of premises from A1 (retail) and C3 (flat) to a boutique guest house comprising 3 rooms (use Class C1)	
	Malcolm's Hairdressers Woodcock Street Castle Cary BA7 7BJ Corton Ridge Limited	
	Discussion: The Planning Committee generally aims to discourage the change of use of premises from retail to residential in the town to ensure a thriving & diverse offering to residents & visitors. The Committee feel that although this application is for residential, it is for 3 Airbnb rooms, this will be good for the town as it will bring new people in who will likely spend time & money in local shops & restaurants. It was also supported on the basis that there will still be 3 hairdressers in the town & this property is not a prime shop location. Highways don't object as parking on street will be possible & visitors likely to be here out of peak business hours. It was noted that the application is inaccurate as the building is	

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	currently all business rated. All committee are broadly in favour but feel it is hard luck on the previous owner who wanted to turn it into residential upon his retirement.	
	DECISION Unanimous vote in support.	
	P116/2 18/02424/LBC	
	External alterations to include the replacement of 3 no. doors, 6 no. ground floor windows and 4 no. sash windows on the first floor	
	George Hotel Market Place Castle Cary BA7 7AH Mr Daniel Patrick	
	Discussion: The application although detailed is not an architect's submission & is quite complicated to follow. The SSDC Conservation Officer has commented & highlighted the key information that needs to be submitted to the Local Planning Authority (LPA): <ul style="list-style-type: none"> • Photographs of all the windows proposed for replacement • Scaled drawings or photographs of the elevation of the building showing windows and doors to be replaced • Detailed drawings of proposed windows • Further details of the wooden doors that must be solid wood. • Details of proposed colours. 	
	DECISION Unanimous vote in support provided the conditions in the Conservation Officer's report are adhered to. The Planning Committee found it very helpful to have the Officer's thoughtful and detailed Report in advance of giving their observations.	
	P116/318/03707/HOU	
	Alterations to kitchen with rear sunroom extension	
	6 North Street Castle Cary BA7 7AU Mrs P Hulf	
	Discussion PP explained the details of this application.	
	DECISION Unanimous vote in support	
P117	PLANNING DETERMINATIONS AND HEARINGS	
	None received.	
P118	Core Strategy and/or section 106	
	Following an email re BMI site from Lynda Pincombe SSDC S106 Monies Officer, a discussion took place & JM responded to LP as follows:	

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	<p>Dear Lynda</p> <p>CCTC planning discussed the attached 106 proposal for the BMI site</p> <ol style="list-style-type: none"> 1. We are keen not to make the areas specific. As an example we wish to have flexibility in where the play equipment is sited 2. We are concerned that the 106 mentions that lights could be put on Fairfield and wish it to be noted that we have a condition on our planning permission that says we can't have lights on the field. We may well want to develop the Fairfield facilities and we would like this possible funding to be flexible for use on the Fairfield. 3. We would like to enquire as to whether footpaths could be an added element to 106? Our developments are on both sides of Station Road and we are possibly going to have a new school on one side that will need walking access back and forward to town and to Ansford and the play areas. 4. We agree about the pitches element of the 106 as we feel sufficient funds have already been allocated. 5. We don't think that a MUGA would be able to be sited anywhere at present so could it just be labelled equipment? 	
P119	In camera session	
	No items discussed	
FUTURE MEETING DATES – 7th January 2019		
	<p>These minutes are a true and accurate account of the meeting:</p> <p>Signed Chair of Planning Committee</p> <p>Dated: 3rd December 2018</p>	
	Document Distribution: Town Councillors, District & County Councillors, Clerks	