

**CASTLE CARY TOWN COUNCIL PLANNING COMMITTEE**  
**Minutes of Meeting held on 7<sup>th</sup> January 2019**  
**at 6.30pm**  
**The Market House, Castle Cary**

	<b>APPROVED MINUTES</b>	<b>ACTION</b>
	<b>PRESENT: Sally Snook Judi Morison Martin Atkins Pek Peppin Penny Steiner Margaret Bebbington Barbara Williams Bob Gilbey</b>	
	<b>OFFICER PRESENT: Claire Craner-Buckley</b>	
	<b>MEMBERS OF THE PUBLIC:</b>	
<b>P1</b>	<b>APOLOGIES: Nick Weeks Hedge Burley</b>	
<b>P2</b>	<b>APPROVAL OF MINUTES OF PREVIOUS MEETINGS– 1<sup>st</sup> October 2018 and 3<sup>rd</sup> December 2018</b>	
	1 <sup>st</sup> October 2018- JM Proposed MB 2 <sup>nd</sup> Minutes approved 3 <sup>rd</sup> December 2018- SS Proposed MA 2 <sup>nd</sup> Minutes approved	
<b>P3</b>	<b>MATTERS ARISING FROM THE PREVIOUS MEETING</b> (not mentioned on the agenda)	
	SS will be chairing the Planning Committee for 3 months whilst PP takes a sabbatical.	
<b>P4</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>	
	None	
<b>P5</b>	<b>DECLARATIONS OF INTEREST</b>	
	None	
<b>P6</b>	To consider the list of applications received as at Wed 2 <sup>nd</sup> January 2019	
	<b>P6/1 18/03693/FUL</b>	
	Erection of 8 No. detached dwellings (re-submission of 17/04023/FUL)	
	<b>ADJACENT PARISH</b> Former Harvester Works Mayfield Close Galhampton Yeovil BA22 7BA	
	Members of Castle Cary Town Council (consulted as adjacent Parish) discussed this application at the monthly planning meeting. All agreed that the revised layout and design plans were an improvement on those previously submitted. Some concern was raised about the design of the fenestration; others wanted reassurance that the 'stone cladding' referred to was natural, not reconstituted stone. Comment was also made that it would be preferable to install solar PV cells on the roofs at the time of development as a contribution to sustainable living. We noted that	

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	<p>the Conservation Officer has not yet been able to comment on the new application and would support her professional opinion, especially in regard to the materials to be used.</p> <p>Much discussion centred on one of the points raised by Castle Cary Town Council in December 2017, that of the proposed footpath access.</p> <p>The travel plan by Mayer Brown (dated 2016) &amp; revised layout plan submitted with this application state that a 1.8m wide footpath will be provided from the site along the A359 to Long Street. This crosses Old Hunt Farm front garden, so we assume that Listed Building Consent will be required to reduce the size of the front garden of this Listed Building and for what appear to be standing stones to be moved or removed. This will also, presumably, involve purchase of a 'ransom strip'.</p> <p>The layout plan is somewhat ambiguous in that, whilst there is a notation of 'access' from the hammerhead road behind the pub garden leading to Mayfield Close, there is no mention of this in the text of the Design and Access statement. This would, however, be the most logical route for footpath access from the proposed houses to Galhampton. Castle Cary Town Council, having been consulted, would suggest that this is explored by the developers as a much safer route for residents of the proposed houses than walking along the extremely busy A359 road. This access would involve purchase of an alternative ransom strip to the one in front of Old Hunt Farm but would certainly be much safer and, in the view of the Town Council, deserves further investigation.</p>	
	<p><b>DECISION</b>  Unanimous vote in support of Sally Snook's comments.</p>	
	<p><b>P6/2 18/</b></p>	
	<p><b>CONSULTATION</b>  Highways Act 1980 Section 119  Application for Public Path Diversion Order</p>	
	<p>Public Footpath WN 2/5 (off Station Road Castle Cary)</p>	
	<p>Discussion took place.</p>	
	<p><b>DECISION</b> Castle Cary supports the application for the diversion of the Public Footpath WN 2/5 (off Station Road Castle Cary) as noted on the plans</p>	

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	submitted, with the proviso that the footpath provided is 1.8m or more width.	
<b>P7</b>	<b>PLANNING DETERMINATIONS AND HEARINGS</b>	
	<b>P7/1      18/03707/HOU</b>	
	Alterations to kitchen with rear sunroom extension	
	6 North St Castle Cary BA7 7AU Mrs P Hulf	
	<b>APPLICATION PERMITTED WITH CONDITIONS</b>	
<b>P8</b>	<b>Core Strategy and/or section 106</b>	
<b>P9</b>	<b>In camera session</b>	
	<b>FUTURE MEETING DATES – 4<sup>th</sup> February 2019</b>	
	These minutes are a true and accurate account of the meeting:  Signed ..... Chair of Planning Committee  Dated: 7 <sup>th</sup> January 2019	
	<b>Document Distribution:</b> Town Councillors, District & County Councillors, Clerks	