

CASTLE CARY TOWN COUNCIL PLANNING COMMITTEE
Minutes of Meeting held on 4th February 2019
at 6.30pm
The Market House, Castle Cary

	APPROVED MINUTES	ACTION
	PRESENT: Sally Snook Pek Peppin Judi Morison Hedge Burley Penny Steiner Nick Weeks Bob Gilbey Margaret Bebbington Martin Atkins Chris Edwards Ansford PC	
	OFFICER PRESENT: Claire Craner-Buckley	
	MEMBERS OF THE PUBLIC: 4	
P10	APOLOGIES: None received	
P11	MINUTES OF THE PREVIOUS MEETING – 7th January 2019	
	Minutes accepted from last meeting. SS proposed JM 2 nd	
P12	MATTERS ARISING FROM THE PREVIOUS MEETING (not mentioned on the agenda)	
	None	
P13	To agree any items to be dealt with after the public, including the press have been excluded. (A resolution to be passed by Councillors)	
	To discuss Certificate of Lawfulness application for 37 High St	
P14	DECLARATIONS OF INTEREST	
	Nick Weeks as Chair of Area East informed the meeting that he would not vote on any applications	
P15	To consider the list of applications received as at Wed 30 th January 2019	
	P15/1 18/01602/FUL	
	Demolition of existing buildings, conversion of and alterations to listed buildings to form 11 No. dwellings, the erection of 70 No. dwellings (total 81 No. dwellings) and associated works, including access and off-site highways works, parking, landscaping, open space, footpath links and drainage infrastructure	
	Former BMI Site Cumnock Road Ansford Castle Cary BA7 7HR Mr Clive Lipscomb	
	Discussion SS advised the committee of the proposed amendments to the plans submitted for this site last Summer. The public were each given an opportunity to state their concerns, which included: <ul style="list-style-type: none"> • affordable homes 	

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	<ul style="list-style-type: none"> • the impact on the amenity of a neighbouring Listed Building and the proposed measures to mitigate this • the situation of proposed three storey houses visible from the Conservation Area of Upper High St • discussion about the Highways' concerns and estate roads not adoptable • the loss of a number of mature trees on the site • the proposal by the developer to remove a row of trees on neighbouring private land • parking issues arising from increased traffic 	
	<p>DECISION</p> <p>The Planning Committee voted unanimously against this planning application:</p> <p>Although the Council is very much in favour of brownfield development in the town in principal, it was felt that there are a number of key issues that this new brown field development has failed to address satisfactorily:</p> <ul style="list-style-type: none"> • The traffic management proposals on the A371 are outdated, were drawn up in 2014, and take no account of subsequent planning applications in the area. They need to be completely reviewed. • Moreover, the proposals rely on census information from 2011 which suggests that each dwelling will only require 1.6 car spaces. • Highways advised in the application that the new roads on the development will be unadoptable, which means residents will have to maintain them in the future. This is unacceptable; other sites in Area East have had problems with similar proposals. • We have concerns about street lighting on the proposed development. • We have serious concerns over road widths as parking allocation on site does not follow County guidelines. This will make on street parking inevitable thus blocking access for emergency vehicles & rubbish/recycling collection vehicles. • Despite concerns raised by CCTC in 2018 about the numbers of visitor parking spaces, only 6 visitor parking places are proposed on a site with 81 dwellings, so it is likely that new residents cars will spill out on to surrounding streets causing congestion. 	

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	<ul style="list-style-type: none"> • Adequate drainage & SUDS systems do not appear to be in place. We have serious concerns over surface water management as all run off from this site will end up in North Street and hence to High Street and Fore Street. • Although correspondence on the SSDC website refers to 'reluctant acceptance' by the owner of the District Valuer's recommendation for 11 affordable homes, the plan does not include reference to these. • No regard has been given to our concerns about the demolition of the Listed former engine house • Lack of renewable energy solutions including photovoltaics in the new house designs. • The revised plans, with new three storey houses, compromise the curtilage of nearby Listed buildings, the amenity and privacy of neighbours and views from the Conservation Area of North Street. • The site owner must rectify any outstanding breaches of law relating to the listed buildings and structures within their curtilage before any new building commences. • Residents in the area expressed concern that the new traffic lights onto Cumnock Road (A371) will cause congestion & parking difficulties for exiting residents particularly in Ancastle Avenue and Ancastle Terrace; CCTC recommends that highways revisits the area. • Adequate provision for footpath access between the Red House development and the BMI site needs to be considered, to avoid future residents having to use the busy and dangerous A371 to visit each other. <p>A vote was also taken on whether the Listed Building (Old Engine House) should be demolished</p> <p>In favour of keeping the Listed Building: 6 Against :0 Abstentions: 2</p>	
	P15/2 18/04085/COL	
	Certificate of Lawfulness for the existing use of dwelling without agricultural occupancy condition	
	Ferndale Farm Galhampton Road Galhampton Yeovil BA22 7AA Mr & Mrs Gould	
	Discussion: Councillors questioned if this application was necessary.	
	DECISION All voted in favour of this application.	
	P15/3 18/03496/FUL	
	Phased installation of 2 No. External air handling units at Crown Pet	

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	Foods site	
	Crown Pet Foods Ltd Oak Tree Meadow Blackworthy Road Castle Cary BA7 7PH Mr Clive Lipscomb	
	Discussion NW advised that this work is in fact already underway & that it has Environmental Protection Officer approval. It is important that dust & heat are kept to a minimum at the works to avoid explosions & these units will reduce the heat in the tower.	
	DECISION Vote taken with 7 in favour of the application & 1 abstention.	
P16	PLANNING DETERMINATIONS AND HEARINGS	
	P16/1 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 St Castle Cary BA7 7BJ Corton Ridge Ltd	
	APPLICATION PERMITTED WITH CONDITIONS	
P17	Core Strategy and/or section 106	
P18	In camera session	
	Certificate of Lawfulness for 37 High St discussed: for the proposed change of use from bank (Use Class A2) to retail & art gallery (Use Class A1) this doesn't need planning permission. Councillors still want to take the opportunity to comment & welcome the application. CCB to send off this Observation.	
	FUTURE MEETING DATES –4th March 2019	
	These minutes are a true and accurate account of the meeting: Signed Chair of Planning Committee Dated: 4 th February 2019	
	Document Distribution: Town Councillors, District & County Councillors, Clerks	

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