

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

	<b>APPROVED MINUTES</b>	<b>ACTION</b>
	<b>PRESENT: Pek Peppin Judi Morison Margaret Bebbington Hedge Burley Justin Birch Sally Snook Nick Weeks Bob Gilbey Henry Hobhouse</b>	
	<b>OFFICER PRESENT: Claire Craner-Buckley</b>	
	<b>MEMBERS OF THE PUBLIC: 12</b>	
<b>P1</b>	<b>APOLOGIES Penny Steiner Sally Snook had to leave after 1st item.</b>	
<b>P2</b>	<b>MINUTES OF THE PREVIOUS MEETING – 1<sup>st</sup> April 2019</b>	
	Minutes accepted from 1 <sup>st</sup> April 2019 meeting	
<b>P3</b>	<b>MATTERS ARISING FROM THE PREVIOUS MEETING</b> (not listed on the agenda)	
	None	
<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>	
	Pek Peppin thanked Nick Weeks for all his hard work & expertise as Chair of Area East Planning Committee with SSDC. A round of applause followed.	
<b>P6</b>	To consider the list of applications received as at Wed 1 <sup>st</sup> May 2019	
	<b>P6/1 16/03447/FUL</b>	
	To review the Inspectors decision and agree the next steps with a potential challenge to the decision	
	Land adjacent Foxes Run, Bridgwater Buildings, Castle Cary BA7 7JU Yarlington Homes	
	Discussion: The possibility of challenging the decision was discussed & it was unanimously agreed that the Planning Committee recommends that the Town Council should support a challenge & commit up to £500 towards this in the first instance.	
	<b>DECISION</b>  <b>The Committee voted unanimously in favour of this</b>	

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	<b>P6/2 19/00828/FUL</b>	
	The erection of building for use as a tyre fitting centre and B2 industrial workshop	
	Land Adjacent to Units 6 to 10 Torbay Road Castle Cary Mr Nigel Phillips	
	Discussion NP is not moving out of town centre this is in addition.	
	<b>DECISION</b>  <b>The Committee voted unanimously in support of this application</b>	
	<b>P6/3 18/01602/FUL</b>	
	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 Matt Frost	
	Discussion: A discussion took place. The Committee agreed that:  The “amended” plans are very similar to the previous proposals and pay little heed to the concerns of the Town Council or of the residents living close to the site. We welcome the input from Highways and the tree officer and absolutely support their comments.  Below are the issues that <b>still</b> need to be addressed and <b>until they have been we are unable to support this application</b>  <b>DECISION The Planning Committee voted unanimously against this planning application:</b> Although the Council is very much in favour of brownfield development in the town in principle, it was felt that there are a number of key issues that this new brown field development has failed to address satisfactorily:  <ul style="list-style-type: none"> <li>• The proposals rely on census information from 2011 which suggests that each dwelling will only require 1.6 car spaces.</li> <li>• 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.</li> </ul>	

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	<ul style="list-style-type: none"> <li>• 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.</li> <li>• No regard has been given to our concerns about the demolition of the Listed former engine house</li> <li>• Lack of renewable energy solutions including photovoltaics in the new house designs.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> </ul>	
	<p><b>DECISION All in support of new proposal: None.</b></p> <p><b>Unanimously agreed that amended plan is inadequate. See full comments in section above.</b></p>	
	<p><b>P6/4      18/02664/FUL &amp; 18/02668/LBC</b></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>37 High St Castle Cary BA7 7AS Mrs Lucy Simon</p>	
	<p>Discussion took place.</p>	
	<p><b>DECISION</b> In the light of the email sent to the Deputy Town Clerk which was sent by David Kenyon dated 18 April and forwarded to the Chair &amp; Deputy Chair of the Planning Committee, we feel we cannot comment again until the results of the reports, new drawings etc that he mentions have been made available. We confirm that we will not comment further until we have had a chance to allow for these to be circulated and considered.</p>	

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<b>P6/5</b>	<b>19/01197/DPO Adjacent Parish</b>	
	Application to modify section 106 agreement made between South Somerset District Council & Manual Investing Limited dated 26 <sup>th</sup> January 2015 ( in connection with planning approvals 13/03593/OUT and 17/02744/S73) and subsequent agreements dated 2 <sup>nd</sup> October 2017 & 28 <sup>th</sup> March 2018 to facilitate allocation of affordable units to those outside of the connection areas as previously agreed	
	Land Adjoining Well Farm Lower Ansford Ansford Castle Cary	
	Discussion took place. Councillors agreed that we should object to this application & maintain the status quo ie keep social housing for local people who meet the 'local connection criteria'. This application adds evidence to the fact that the Town & neighbouring Ansford Parish do not need all this new housing if the social housing element has to be filled by people from a much wider geographical area.	
	<b>DECISION To send a comment summarising the above.</b>	
<b>P7</b>	<b>PLANNING DETERMINATIONS AND HEARINGS</b>	
	<b>P42/1 19/00371/LBC</b>	
	Redecoration of the front elevation of the building	
	3 High St Castle Cary BA7 7AN Mr Nick Crowley	
	<b>APPLICATION PERMITTED WITH CONDITIONS</b>	
<b>P8</b>	<b>Core Strategy and/or section 106</b>	
	No items	
<b>P9</b>	<b>In camera session</b>	
	No items	
	<b>The meeting finishes at 7.30pm</b> <b>FUTURE MEETING DATES – Monday 3<sup>rd</sup> June 2019</b>	
	These minutes are a true and accurate account of the meeting:  Signed ..... Chair of Planning Committee	

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	Dated: 7 <sup>th</sup> May 2019	
	<b>Document Distribution:</b> Town Councillors, District & County Councillors, Clerks	