

**CASTLE CARY TOWN COUNCIL PLANNING COMMITTEE**  
**Minutes of Meeting held on 1st July 2019**  
**at 6.30pm**  
**The Market House, Castle Cary**

	<b>APPROVED MINUTES</b>	<b>ACTION</b>
	<b>PRESENT: Pek Peppin Judi Morison Nick Weeks Stephen Biddlecombe Philippa Biddlecombe Nick Crowley Sally Snook</b>	
	<b>OFFICER PRESENT: Claire Craner-Buckley</b>	
	<b>MEMBERS OF THE PUBLIC: 3</b>  Mr JL described his plans to self build an eco home in The Park. He is also talking with SSDC pre submitting his application.	
<b>P19</b>	<b>APOLOGIES Penny Steiner Hedge Burley Bob Gilbey</b>	
<b>P20</b>	<b>MINUTES OF THE PREVIOUS MEETING – 3<sup>rd</sup> June 2019</b>	
	SS proposed & JM 2 <sup>nd</sup> . Minutes Approved & to be signed off.	
<b>P21</b>	<b>MATTERS ARISING FROM THE PREVIOUS MEETING</b> (not mentioned on the agenda)	
	None	
<b>P22</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>	
<b>P23</b>	<b>DECLARATIONS OF INTEREST</b>	
	None	
<b>P24</b>	To consider the list of applications received as at Wed 26 <sup>th</sup> June 2019	
	<b>P24/1 19/01226/COU</b>	
	Change of use from mixed residential and retail to a single dwellinghouse	
	Round House Farm shop Bailey Hill Castle Cary BA7 7AD Mr C Hill	
	Discussion: PP showed property details. This is a Listed Building. She advised the meeting that the Neighbourhood Plan Policy TC1 will not support any proposals for change of use within the town centre which involve the loss of floorspace used for main town centre uses such as retail premises. Jo Fryer Agent for Mr & Mrs Hill spoke. She advised that the mixed use nature of the property is stopping it selling. So she is aiming for planning permission so that a future owner has the choice of retail or as a private residence. It has been advertised by the estate agent since March 2018 with no interest. The price has been reduced.  Members of the Town Council recalled the room on the left hand side	

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	<p>of the property being a fruit &amp; veg shop that closed some time ago. JF confirmed that this side of the property was put to residential without planning permission. She thinks that, as this was a period of time ago, enforcement action is unlikely.</p> <p>JF confirmed that Mr H intends to sell &amp; hopes the planning permission will facilitate this.</p> <p>Councillor discussion took place.</p>	
	<p><b>DECISION</b></p> <p>1 for 4 against 2 abstentions</p> <p>Councillors are concerned about the loss of another retail premises in the town.</p>	
	<p><b>P24/2 19/01673/OUT Adjacent Parish</b></p>	
	<p>Outline application with all matters reserved for the erection of 1 No. detached bungalow</p>	
	<p>Somervale Station Road Ansford Castle Cary BA7 7PB Mr W Chivers</p>	
	<p>Discussion: This is a 5<sup>th</sup> bungalow off Tank Lane. Previous 4 on other side of lane given permission despite CCTC objecting.</p>	
	<p><b>DECISION</b></p> <p><b>CCTC object to this application</b> as they feel the 4 new bungalows already approved for development on the other side of Tank Lane &amp; the large housing developments of around 650 more houses nearby that already have planning permission will lead to serious traffic issues at the junction of the B3152 and the A371 and with Tank Lane.. Turning right into Station Road from Tank Lane will be a particular problem.</p> <p>CCTC feels that there is a disregard of the cumulative impact on the road network of all these permissions and a disengagement of communication between Highways &amp; Planning Depts that should be urgently addressed.</p>	
<b>P25</b>	<b>PLANNING DETERMINATIONS AND HEARINGS</b>	
	None	
<b>P26</b>	<b>Core Strategy and/or section 106</b>	

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<b>P27</b>	<b>In camera session</b>	
	<b>FUTURE MEETING DATES – 5<sup>th</sup> August 2019</b>	
	<p>These minutes are a true and accurate account of the meeting:</p> <p>Signed ..... Chair of Planning Committee</p> <p>Dated: 1<sup>st</sup> July 2019</p>	
	<b>Document Distribution:</b> Town Councillors, District & County Councillors, Clerks	