



**APPROVED MINUTES OF CASTLE CARY TOWN COUNCIL PLANNING COMMITTEE
MEETING held on Monday 7th October 2019**

Present: Pek Peppin (Chair), Margaret Bebbington, Philippa Biddlecombe, Stephen Biddlecombe, Justin Birch, Nick Crowley, Judi Morison, Sally Snook, Penny Steiner and Nick Weeks

Clerk: Zöe Godden

There were three members of the public present at the start of the meeting.

The meeting started at 18:30.

P47 Apologies for absence
Apologies had been received from Hedge Burley.

P48 To approve the minutes of the meetings held on Monday 2nd September 2019 & Monday 23rd September

RESOLVED: It was proposed and unanimously agreed to approve both sets of minutes as presented.

P49 Matters arising from the minutes (not listed on the agenda)
There were no matters arising.

P50 Declarations of Interest
There were no declarations of interest.

P51 To consider the list of applications received (as at Wednesday 2nd October 2019)
detailed below

The Chair reminded Councillors and members of the public that the Town Council did not make decisions on planning applications but was a consultee. South Somerset District Council made decisions on planning applications. The Chair went on to say that she had reported some possible unauthorised building activity to SSDC, having received reports from members of the public.

Application No	Proposal & Applicant	Location	Observation Expiry
19/00580/FUL	Proposed layby and retaining wall Mr Adlem	Venus Cottage Ansford Road Castle Cary BA7 7HH	Extension given until 09/10/19

The Chair summarised the details of the application, which was a proposal for a layby and retaining wall. The Chair pointed out that a layby, by definition, was parking space available to anyone, although it was felt that the applicant's intention was to provide dedicated parking for Venus Cottage. The Chair went on to say that amended plans had been received that day, which reduced the number of parking spaces in the layby from three to two.

The Chair noted that County Highways had made comments, having made the assumption that the parking area was to be a layby that would be adopted as part of the Highway network. It was further noted that the site was within the conservation area and had never had any on-site parking provision. The Chair felt that there were more suitable solutions to resolve the parking issue, such as the construction of a driveway.

RESOLVED: It was proposed and agreed that the Town Council recommends approval of this application, with the proviso that the retaining wall is constructed of natural stone. The Town Council was also unsure if a layby was the correct solution and felt that perhaps a driveway would be more appropriate especially as the site is in a conservation area. Six votes for, three against, one abstention.

19/02308/FUL	The erection of a new unit for additional tyre storage Dix	Tyre Renewals Ltd Torbay Road Castle Cary BA7 7DT	Extension given until 09/10/19
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The Chair summarised the application and noted that the site could not be seen from the road.

RESOLVED: It was proposed and unanimously agreed to recommend approval of the application.

19/02362/HOU	Proposed new veranda/decked area and attic conversion including 3 No. dormer windows and rooflights Mrs Quaile	1 Hill View Ansford Road Castle Cary BA7 7HG	Extension given until 09/10/19
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The Chair summarised the application and noted that the site could not be seen from the road.

RESOLVED: It was proposed and unanimously agreed to recommend approval of the application.

19/01552/HOU – AMENDED PLANS	The erection of a single storey front extension and porch to dwelling P Jeffery & P White	21 Florida Fields Castle Cary BA7 7DL	Extension given until 08/10/19
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The Chair informed Councillors that these were amended plans and that the proposed extension had been reduced from 2.6 meters to 2 meters. Despite this, adjacent neighbours were still objecting to the application on the grounds that it would have a detrimental effect on their enjoyment of their property, it was out of character with the current streetscene and none of their original objections had been addressed.

18:58 - The Chair allowed a public open session

The applicant spoke and Councillors asked questions.

19:03 – The Chair brought the public open session to a close.

Councillors acknowledged that other extensions of a similar nature had been built in the same street and felt that this application would not be overly visible from the neighbouring property due to the location of a hedge along the boundary between the two properties.

RESOLVED: It was proposed and agreed to recommend approval of the amended plans. 12 votes for; One abstention (Pek Peppin)

19:06 – Two members of the public left the meeting.

19/01871/REM	Reserved matters application pursuant to outline permission (15/02347/OUT) for the approval of appearance, landscaping, layout & scale comprising 165 houses with a road linking Torbay Road with Station Road and associated public open space, landscaping and engineering works Persimmon	Land OS 1445 Part Torbay Road Castle Cary BA7 7DT	Extension given until 09/10/19
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The Chair reminded Councillors that the Town Council had strongly objected to the associated outline application for this site. The Chair displayed the original and revised site plans and streetscene drawings and it was agreed that there was no discernible difference between the two. The Chair went on to summarise comments made by Persimmon regarding the Town Council's comments on the outline application.

RESOLVED: It was proposed and unanimously agreed that the Town Council strongly recommends refusal of this application for the following reasons:

- 1) **The attenuation tank needs to be moved because, in its current location, construction of a suitable road to accommodate HGVs and other traffic travelling to the employment land on the site would not be possible.**
- 2) **Condition 21. In our view it is completely unacceptable to say that this condition will be complied with following a planning permission. A REM application should include all such details, or in this instance at least a clear indication of how this condition is to be carried out.**
- 3) **Condition 22 The original condition relating to Torbay Road says that after the first 25 houses are built there will no longer be access to this site via Torbay Road and that all construction and domestic traffic will enter the site via Station Road. This condition is not being adhered to and to say that traffic will be prioritised to use Station Road is simply not in the spirit of the condition.**
- 4) **The layout has not been substantially changed. We draw attention to Note 2 of the original conditions which states: "You are reminded that the submitted layout is indicative only and that objections have been raised to it from the Council's economic development officer and climate change officer. The layout of the reserved matters application should be informed by their comments. You are urged to discuss these concerns with the local planning authority at an early stage."**
- 5) **The Cary and Ansford Neighbourhood Plan has been completely ignored. No attention has been given to the house styles despite clear design principles in the Neighbourhood Plan.**
- 6) **We understand that talks have been taking place between the Developers and SSDC and we are astonished that representatives from the local community and from the Education Department of the County council have not been included in these.**

In addition, it was **agreed** that Judi Morison would contact District Councillors Henry Hobhouse and Kevin Messenger and County Councillor Mike Lewis to ask for their assistance in helping to ensure that this development proceeds in line with the conditions of the outline application and in line with the adopted policies of the Castle Cary and Ansford Neighbourhood Plan and with the SSDC Local Plan.

19/02082/ADV	Display of shopfront lettering & 2 No. hanging signs to front elevation Mr Andrew Moore	1 High St Castle Cary BA7 7AN	08/10/19
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The Chair summarised the application.

RESOLVED: It was proposed and unanimously agreed to recommend approval of the application.

19/02076/FUL	The erection of a side extension to form a garage/utility	6 Alma Field Castle Cary BA7 7JD	10/10/19
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The Chair summarised the application and noted that the site could not be seen from the road.

RESOLVED: It was proposed and unanimously agreed to recommend approval of the application.

19/02610/TPO	Application to carry out tree works to various trees shown within the WRDC 1970 Tree Preservation Order, Confirmed 18.3.70 and SSDC (CACA 2) 2007 Tree Preservation order, confirmed 29.2.08 Ms Esme Wakefield	Cary Brook Millbrook Gardens Castle Cary BA7 7EE	
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Penny Steiner had looked at the site and the trees in question and summarised the work for which permission was being sought. Penny confirmed that the work had been authorised by Philip Poulton, SSDC's Tree Officer.

RESOLVED: It was proposed and unanimously agreed to leave the decision to SSDC's tree officer.

It was **agreed** to consider application 19/02038/FUL at this point in the meeting and to follow this with application 19/01785/FUL.

19/02038/FUL	Amended Plans/Additional Information The erection of a detached dwellinghouse	Land Adjacent Beechwood The Park Castle Cary BA7 7EP	11/10/19
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The Chair summarised the application and drew attention to SSDC's peripheral landscape study, showing areas of high landscape sensitivity, in which this site is located. The site is outside of the development area as detailed in SSDC's Local Plan. Existing use of the site was stated as part pasture and part residential, on the basis that there is a garage on the field but it was felt that, as the garage was only used as a storage shed, this description was not accurate and the whole site should be seen as pasture. As such, the application was contrary to policy SS1 of SSDC's Local Plan because it represented development in open countryside.

RESOLVED: It was proposed and unanimously agreed that the Town Council objects to this application on the grounds that it is contrary to policies in both the Castle Cary and Ansford Neighbourhood Plan and SSDC's Local Plan, both of which are up-to-date and properly adopted, and the application is plainly not in accordance with the development plan by reason of it being residential development outside the defined development area i.e. the site is in the open countryside.

There are no material considerations which indicate that a decision should be taken which is not in accordance with the development plan, hence a refusal should be automatic.

If the planning officer thinks there are "material considerations which indicate otherwise", then we want to know what she thinks they are.

The additional/amended information makes no difference to our opinion of this application.

Tinkering with the details does not help to improve an application which is wrong in principle for the reasons previously stated by CCTC.

19:43 - One member of the public left the meeting.

19/01785/FUL	Alterations and the conversion of existing outbuildings into a dwelling	Barrington House Woodcock St Castle Cary BA7 7BJ	Extension requested but not given. 24/09/19
<p>The Chair summarised the application and added that she had spoken with the closest neighbour, who was happy with the content of the application.</p> <p>RESOLVED: It was proposed and unanimously agreed to recommend approval of this application.</p>			

P52 To note any determination notices and notices of appeal received
No planning decisions were reported.

The meeting ended at 19:49.



Zöe Godden PSLCC
Town Clerk