



**Castle Cary Town Council**

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**MINUTES OF CASTLE CARY TOWN COUNCIL PLANNING COMMITTEE MEETING  
held on 1<sup>st</sup> June 2020**

**A Zoom virtual meeting was held due to the Coronavirus Crisis pandemic and lockdown**

**Councillors attending: Pek Peppin, Sally Snook, Judi Morison, Philippa & Steve Biddlecombe, Penny Steiner, Margaret Bebbington, Bob Gilbey**

**Ansford Parish Councillors: Chris Edwards, Nigel Begg**

**SSDC Councillor: Henry Hobhouse**

**Officers: Town Clerk Zoe Godden and Deputy Town Clerk Claire Craner-Buckley**

There was 1 member of the public present. The meeting started at 7.00pm

**Apologies for absence**

Nick Crowley

Rob Worth

Kevin Messenger (SSDC)

**Approval of Minutes**

The Town Clerk advised the meeting that the Planning business transacted in April and May did not have to be approved by the Council as they were not Minutes of meetings.

**Declarations of interest**

Sally Snook declared an interest in application no **20/01357/FUL** as her son is associated with the Charcuterie side of this business.

Item P3 on the Agenda was dealt with first.

**P3 To note possible breaches of planning law in North Street**

PP showed a photograph of the entrance to this property from North Street. It is on the site of the old Weedons Nursery. It was noted that the property is in a Conservation Area. The owner bought the house in 2009. He has since renovated the shed at back and is living in it and renting out his house as self-catering holiday accommodation (Air B & B). It is believed that he feels that he does not need Planning permission to do this.

A discussion took place.

**Resolved: 7 Councillors voted in favour of the Town Council bringing the matter to the attention of the District Council Planning Enforcement Officer. 1 abstention.**

**Action: Town Clerk to report possible planning breach via SSDC website.**

P1 To consider the list of applications received (as at Wednesday 27<sup>th</sup> May 2020) detailed below

Application No	Proposal & Applicant	Location	Observation Expiry
<b>Ansford Adjacent Parish</b>  <b>20/01171/FUL</b>	Barn rear of Wychwood Cottage Ansford Hill Castle Cary Somerset Mr M Berry	Demolition of Agricultural Building and the erection of a new dwelling to replace. Prior Approval 18/03653/PAMB with associated access and landscaping	2 <sup>nd</sup> June 2020. Extended to 11 <sup>th</sup> June.

PP advised the meeting that Planning Permission was originally given in 2018 to convert a farm building on the edge of the town to a discrete bungalow dwelling in keeping with its location. The original permission for the house here was granted under permitted development rights. To amend these plans so substantially goes against everything that permitted development stands for.

This application is for a larger 2 storey house with inappropriate fenestration that doesn't comply with the design principles of Neighbourhood Plan. The proposal gives no attention to the local vernacular house style. The building is located outside the designated area for development in the Neighbourhood and Local Plans (both existing version and the on-going revision). Also it is close to the Monarch's Way, the historic long-distance footpath, and it is sited on a prominent ridge making it visible for miles and it would dominate the landscape on approaching from the north.

PP showed the meeting the architect's plans and aerial & other photographs. Brimble Lee are the Architects involved.

NB added that the scale, design, mass and siting of this proposal are all different from the original agreed application.

Councillors agreed that the design was inappropriate and that there was no structural merit to this 'off the shelf' building design.

PP added that using the five-year land supply argument to gain approval was inappropriate as pp had already been given for a dwelling in that location.

Councillors felt allowing this building in this beautiful countryside location could set a precedent & shouldn't therefore be approved.

It was noted that both the CPRE and Care4Cary have submitted strongly worded letters against the application.

HH advised that he and KM (District Councillors) have business links with the applicant so would not be able to vote if the application came before the SSDC Area East Planning Committee.

**Resolved: Councillors voted unanimously to reject this application. CE will write on behalf of Ansford Parish Council and Deputy Town Clerk will send an Observation objecting to this application on behalf of Castle Cary Town Council.**

<b>Ansford Adjacent Parish</b>  <b>20/01376/NMA</b>	Application for non material amendment to planning approval 16/02187/REM to amend the adoptable footpath in front of plot 34 to 1.8m. Elan Homes	Land Adjoining Well Farm Lower Ansford Ansford Castle Cary Somerset	Tbc
CE confirmed the location of this minor amendment. CE, PS and JM met on site on 2 <sup>nd</sup> June and confirmed that they have no issues with this application.			
<b>Resolved: There were no objections to this application</b>			
<b>North Cadbury Adjacent Parish</b>  <b>20/01357/FUL</b>	The erection of new butchery/charcuterie, food/storage/delivery and workshop buildings (Use Classes B2/B8, erection of new warehouse/office building (Use Classes B8/B1) and associated access and landscape works The Newt Somerset	Land Adjoining Tor View Farm Galhampton Yeovil Somerset	16 June 2020
The Committee noted that this is a major development in North Cadbury close to the Castle Cary Town boundary so it has been asked to comment. Avalon Farm (formerly Tor View Farm) has been bought by The Newt for development. A discussion took place.			
<b>Resolved: 6 in favour of this application with 1 abstention.</b>			

P2 To note any determination notices and notices of appeal received

The determination was noted

The meeting finished at 20.05pm.

*C Craner-Buckley*

Claire Craner-Buckley  
Deputy Town Clerk