



---

**APPROVED MINUTES OF PLANNING COMMITTEE MEETING**

held on Monday 3<sup>rd</sup> August 2020

**DUE TO THE ONGOING CORONAVIRUS SITUATION, THIS MEETING WAS HELD USING ZOOM.**

**Town Councillors attending: Pek Peppin, Ken Gray, Rob Worth, Penny Steiner, Judi Morison, Sally Snook, Steve Biddlecombe, Philippa Biddlecombe, Margaret Bebbington, Bob Gilbey**

**Ansford Parish Councillors attending: Apologies received**

**SSDC Councillors: Kevin Messenger**

**Officer: Deputy Town Clerk Claire Craner-Buckley**

There were no members of the public present

The meeting started at 7pm

**P10 To receive apologies for absence**

**Chris Edwards Ansford Parish Councillor**

**P11 To approve the Minutes of meeting of 6th July 2020**

**RESOLVED: It was proposed and agreed to approve the minutes as presented, subject to the Committee's Observation document re: 19/02353/DPO Wayside Farm being added to website.**

**P12 To receive Declarations of Interest**

**SS advised that she would not be commenting on application 20/01357/FUL as a family member is managing this new development.**

**P13 To consider the list of applications received (as at Wednesday 29<sup>th</sup> July 2020) detailed below**

**P14 To note the determination notices and notices of appeal received**

<b>Application No</b>	<b>Proposal</b>	<b>Applicant details</b>	<b>Observation Expiry</b>
<b>20/01357/FUL/ Stephen Baimbridge</b>	The erection of new butchery/charcuterie, and food storage/delivery buildings (Use Classes B2/B8), erection of new	Emily Estates (UK) Ltd Land Adjoining	31 <sup>st</sup> July 2020

<b>Amended Plans/Additional Information</b>	warehouse/office building (Use Classes B8/B1) and associated access and landscape works.	Tor View Farm Galhampton Hill Galhampton Yeovil	
The documents relating to this application (amendments only) was previously circulated to Councillors to allow comments before the deadline of 31 <sup>st</sup> July. No comments were received.			
<b>Application no.18/01602/FUL</b>  <b>Planning Appeal ref. APP/R3325/W/20/3247647V</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 highway works, parking, landscaping, open space, footpath links and drainage infrastructure	Castle Cary (BMI) Ltd Former BMI Site Cumnock Road Ansford Castle Cary Somerset BA7 7HR	14 <sup>th</sup> August 2020
<p>PP advised that she has read the 60 page appeal documentation. She is concerned as it contains a number of serious inaccuracies. A discussion was held as to how to proceed. It was agreed that a response should be made now rather than just raising issues on the day of the appeal. This will alert the Inspector to the strength of feeling against this application from the Committee. It was noted that Ansford Parish Council will fully support CCTC with reference to any further actions, in order to oppose this development.</p> <p><b>RESOLVED: PP and SS will draft a response and circulate it for comments.</b></p> <p>The Appeal response from the Town Council is detailed below:</p> <p><b>APPEAL IN RESPECT OF APPLICATION DECISION REFERENCE: 18/01602/FUL</b> <b>PLANNING INSPECTORATE APPEAL REFERENCE - APP/R3325/W/20/3247647</b> Dear Sir or Madam The following are the comments from Castle Cary Town Council in respect of the above appeal. Castle Cary Town Council has for many years wished to see the BMI site developed – but not at any price. This scheme will cause actual harm to our town and to those living in the immediate vicinity. The main issue relates to the lack of visitor car parking, and the Town Council is above all concerned about existing residents who will bear the brunt of any overspill. The plans show that there are 6 visitor car parking spaces (all in one place) which is totally inadequate to service the needs of 81 dwellings. The town's two car parks are around a 12-minute walk away, and they are often full. The streets around are already heavily parked at peak times and there is no additional parking in the surrounding area. This means that residents on the estate are likely to park on the roadway by their dwelling making it impassable for emergency and delivery vehicles. We find it hard to understand why the developers have failed to take this issue on board. We would favour fewer houses on this site to provide a less crowded, more attractive environment with adequate parking spaces. Since this application came in, Castle Cary has had in the region of 650 planning permissions granted and has no shortage of forthcoming new dwellings – both affordable and open market. This relatively central site provides an opportunity to provide a spacious good quality estate which would enhance the town and be popular with buyers. Ends.</p>			
<b>20/01913/FUL</b>	The erection of 9 No. dwellings and associated external works (variation to development as approved under 16/00435/OUT and 17/03795/REM and 17/03798/FUL	Cary Investments Ltd Constitutional Club Station Road Castle Cary BA7 7BY	

This development site has been sold recently and the new owners are now planning to reduce the number of houses built from 10 to 9. PP shared the site and ground plans with the meeting. It was noted that there are 20 parking spaces. The properties will be red brick & render, fitting in with other properties in this area of the town. The windows are badly spaced and small as the bathrooms are located at the front of the properties and the overall design is mundane and uninspiring. The windows will also be made of PVC which is cheaper for the developer at the outset but is less environmentally acceptable than wooden windows. (PVC will last approximately 30 years, and its production involves a very polluting process, whilst wood – apart from being a natural material, will last 40—50 years with good maintenance).

It was agreed that the development is less crowded and more acceptable with one less house. Although adequate accessibility by the new larger recycling and refuse vehicles to the back of the properties was questioned.

**PROPOSAL: To approve this application**

**RESOLVED: A vote was taken and councillors voted unanimously to support this application provided the following considerations were taken into account:**

- 1. To review access and turning arrangements for the new larger recycling and refuse vehicles**
- 2. To ensure a ramp is installed on the front pavement to enable those using mobility scooters and buggies/prams to access the town centre safely past the development. This will ensure they do not have to attempt to cross the road here on a bend.**
- 3. To consider re-using the red bricks from the existing Constitutional Club building on site that is to be demolished.**
- 4. To re- consider the use of PVC windows and to consider using wood instead.**
- 5. To consider the use of solar panels and other environmentally sound solutions such as above building regulations levels of insulation.**
- 6. To reconsider the installation of gas boilers, if these are planned, as from 2021 new gas boilers cannot be installed in new properties.**

#### **P14 Determination notices and notices of appeal received**

It was noted that application 20/01171/FUL for a new property replacing the barn behind Wychwood Cottage in Ansford had been withdrawn. APC had advised prior to the meeting that they are trying to find out why. KM told the meeting that the owner had withdrawn the application because he had been advised that he wouldn't get it passed as the design was inappropriate for the location. He is looking at a more traditional design and will reapply.

The meeting ended at 20.00 pm

*C Craner-Buckley*

Claire Craner-Buckley  
Deputy Town Clerk