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**APPROVED MINUTES OF PLANNING COMMITTEE MEETING**

**held on Monday 7th September 2020**

**DUE TO THE CORONAVIRUS PANDEMIC, THIS MEETING WAS HELD DIGITALLY USING ZOOM.**

**Town Councillors attending: Judi Morison, Penny Steiner, Kenneth Gray, Pek Peppin, Sally Snook, Philippa and Stephen Biddlecombe**

**Ansford Parish Councillors attending: None**

**SSDC Councillors: None**

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

There were no members of the public present

The meeting started at 7pm

**P15 To receive apologies for absence**

Apologies were received from Rob Worth, Margaret Bebbington and Bob Gilbey

**P16 To approve the Minutes of the meeting of 3rd August 2020**

The Minutes were approved subject to the Appeal response by the Town Council about the redevelopment of the former BMI site on Cumnock Road being added.

(Appeal ref. **APP/R3325/W/20/3247647V. Application no.18/01602/FUL**)

This was a unanimous decision with Ken Gray abstaining as he had not received the August Minutes.

**P17 To receive Declarations of Interest**

None received

**P18 To consider the list of applications received (as at Wednesday 2<sup>nd</sup> September 2020) detailed below**

<b>Application No</b>	<b>Proposal</b>	<b>Applicant details</b>	<b>Observation Expiry</b>
<b>20/01932/S73</b>	Application to amend condition 16 (access plan) of planning approval 15/02347/OUT.	Persimmon Homes Severn Valley Land OS 1445 Part Torbay Road Castle Cary	Extension given until 07/09/20

	- Land OS 1445 Part Torbay Road Castle Cary Somerset BA7 7DT	Somerset BA7 7DT	
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Proposal: PP explained the details of this application and having circulated a draft response prior to the meeting. This was discussed.

Resolved: **It was unanimously agreed to reject this application.**

The response sent is detailed below:

The outline planning consent for this site had a condition attached to it (condition 22) to prevent traffic leaving the housing development site via Torbay Road. This condition was put there for a good reason as the number of comments by residents on the SSDC planning website make clear. The west end of Torbay Road leads to two single track country lanes (with passing places few and far between) and Blackworthy Road which feeds into the B3153 which is already the subject of huge traffic problems due to its narrow nature and pinch points. The alternative option is to drive up Torbay Road itself which, at many times of day, is heavily parked, making it single track – and it also has a central pinch point.

The current site plan has a road joining Station Road to Torbay Road.

Condition 22 makes it incumbent upon the developer to put bollards in, close to the Torbay Road exit, after the construction of the first 25 houses, to ensure that all further builders and subsequent residents should enter and leave solely by the Station Road exit. The developers have all along resisted this condition but now it seems they are willing to install the bollards. The place on the plan where we assume these will go (although they are not marked) is just beyond the access to the industrial area, where the road appears to stop briefly. We of course welcome this; however there is a major concern for which we ask for a safeguard to be put in place. The road in question on the estate is to be adoptable by Highways and therefore in the future will be in the control of Highways. We see it as essential that these proposed bollards are not removed without full local consultation and a TRO.

While, subject to the above points, we are broadly supportive of the proposal for bollards as a means of complying with condition 22, we are at a loss to understand the subsequent statement in the applicant's letter that "we are compliant with condition 21 as the use of bollards will enable a safeguarded *link as they can be removed in the future...*". This seems to be saying: when the bollards are present we are compliant with condition 22, and when they are not present we are compliant with condition 21. Not only is this a logical inconsistency but it fails to recognise the actual requirements of condition 21 which calls for " ... a direct route from Station Road to the existing industrial area to the west." Removing the bollards would fail to provide such a **direct** link at the same time as bringing the layout into conflict with Condition 22. We are adamant that adherence to condition 22 is vitally important.

For the record, the so called Link Road was intended to be linking the existing Torbay Road Trading Estate with Station Road – to allow HGVs and such, to access the main highway network without endangering the estate residents or impacting on the site of the proposed new Primary School. However due to poor wording the two key words 'Trading Estate' were omitted.

Therefore **Castle Cary Town Council cannot accept this Section 73 application in its present form. However, if bollards are in place which *cannot be removed without full local consultation and a TRO*, and if Condition 21 is removed altogether, the Town Council will accept this arrangement.**


**P19 Determination notices and notices of appeal received**

No determinations had been received.

It was noted that Sally Snook, Vice Chair of the Planning Committee, will chair the October meeting

The meeting ended at 7.30pm.

*C Craner-Buckley*

Claire Craner-Buckley  
Deputy Town Clerk