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**APPROVED MINUTES OF PLANNING COMMITTEE MEETING**

**held on Monday 2<sup>nd</sup> November 2020**

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

**Town Councillors attending: Kenneth Gray, Sally Snook (Chair), Philippa Biddlecombe, Stephen Biddlecombe, Judi Morison, Penny Steiner, Bob Gilbey, Pek Peppin, Rob Worth, Margaret Bebbington**

**Ansford Parish Councillors attending: Chris Edwards Ansford Chair**

**SSDC Councillors:**

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

There was one member of the public present

The meeting started at 19:00pm

**P28 To receive apologies for absence**

No apologies were received

**P29 To approve the Minutes of meeting of 5th October 2020**

Margaret Bebbington had attended the October meeting so her name will be added. Also the link to Planning White paper response from the Council should be added. With these additions the Minutes were approved.

**P30 To receive Declarations of Interest**

There were no declarations of Interest

**P31 To consider the list of applications received (as at Wednesday 28<sup>th</sup> October 2020) detailed below**

<b>Application No</b>	<b>Proposal</b>	<b>Applicant details</b>	<b>Observation Expiry</b>
<b>19/01871REM</b>	Amended Plans/Additional Information: 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	Land Os 1445 Part Torbay Road Castle Cary Somerset (GR:363260/132575)	11 <sup>th</sup> November 2020

20/01932/S73	Application to amend condition 16 (access plan) of planning approval 15/02347/OUT.	Land Os 1445 Part Torbay Road Castle Cary Somerset (GR:363260/132575)	11 <sup>th</sup> November 2020
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Items 1 & 2 were discussed together as they both relate to the Persimmon Homes Torbay Road site.

SS reported that she had been in contact with David Kenyon, Planning Officer at SSDC

and Ellen Forte from the developers Persimmon to gather further information as they had questioned the CCTC September response to Conditions 21 & 22. (20/01932/S73) A discussion took place relating to outstanding issues:

- The **bollards or raised pavements** being employed to stop drivers using the link road as a rat run. SS has just established that in May 2020 Highways suggested that raised pavements would be preferable to bollards that could be vandalised and then, in September that the proposed raised pavement was not high enough to prevent vehicular traffic using it. All agreed that the developers and SCC Highways need to communicate to resolve this, and SS will be in touch with them and with David Kenyon.

Ref: 19/01871REM

- The **size of affordable homes**. The Committee questioned why some homes are planned to be 4 bedroomed and to accommodate 10 people. These would seem to be offering overcrowded living spaces with sleeping for 10 but only one bathroom and a downstairs toilet. It was questioned whether these may be multiple occupancy buildings or be available for subletting which may not be appropriate in this setting.
- **Phosphates**. Following an EU Court of Justice Directive on nutrients entering protected habitats in Holland, new guidance has been issued by Natural England and SSDC has been advised to obtain updated Habitats Regulation Assessments from all new planning applications and from those submitting Reserved Matters applications to establish whether the application will affect habitats on the Somerset Levels. Discussion took place about our concern of the ability of the local Wessex Water sewage plant at Cockhill to cope with the increased levels of sewage and it was agreed that CCTC will obtain further water sampling from the outflow of the sewage treatment plant regularly from next Spring.
- **Rights of Way**. SS has been contacted by a concerned private householder whose property neighbours the new development. The plans appear to show 2 parallel footpaths, one the existing public footpath and a new tarmac path on the edge of the new estate. Their concern is that this may cause a security issue and they would like the planned link between the 2 paths removed. They are currently trying to establish whether they own the hedge boundary.

**ACTION: SS agreed to draw up a response and to circulate it to all for comment before sending the CCTC response by 11<sup>th</sup> November.**

20/00999/DPO	Application to modify a section 106 agreement between Malcolm Stuart Beaton and Maria Louise Beaton to South Somerset District Council and Somerset County Council, dated 22nd March 2016, to change the tenure	Land at Station Road Castle Cary Somerset BA7 7PA	
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	<p>from social rent to affordable rent, and to allow all plots to be grant funded. (approval 15/02388/OUT).</p>		
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SS advised the meeting that Yarlington Homes have indicated that they perceive that they will find it hard to sell the houses on the Woodforde Green development on the open market and have therefore applied for all housing to become affordable houses, ultimately offering 32 affordable rent and 18 shared ownership for Phase 1 (Originally 26 affordable and 24 open market) . This was discussed by the Committee. It was noted that affordable and shared ownership housing are different. The Committee felt that although younger families are very much welcomed to the town and this type of housing may well help them onto the property ladder, the town does not need more affordable housing than is currently planned. The nearby Wayside Farm development is also already offering all affordable housing for example, so there is concern that it will be concentrated in one geographical area of the town and they feel that a broader social mix is important. They would like more information from the SSDC Housing Officer Jo Calvert to clarify exactly how many houses of this type are being built in the Ansford/Castle Cary area. Also for Yarlington to clarify the exact number of social housing they are planning. The committee is concerned that short term financial decisions by the developer will potentially leave a difficult legacy for Castle Cary & Ansford in the longer term. The proposal by Yarlington Homes to convert all of Phase 2 of this development (currently 25 homes of mixed size to 37 smaller homes, again all affordable, would further add to an imbalanced social mix in that area.

CE advised the meeting that 36 of the 37 houses on the Elan estate had sold and 64 of the 74 built on the Lovell Estate, so larger more expensive family houses were selling well. He felt this evidenced that a larger number of social/affordable housing was not needed. All agreed with this.

It was also noted that none of the new developments were providing sheltered housing, and, although the Lovel’s farm development does have some single storey housing, none was proposed for the Woodforde Meadow development.

**ACTION: SS will draft a response on behalf of CCTC and CE on behalf of APC**

The CCTC Green Action Checklist – Planning Section was reviewed. It was agreed that a procedure should be established for ensuring that the new developments and other new housing in the town met the environmental standards required/ approved in their applications. It was agreed that this should be established with Cara Dillon Environment Case Officer at SSDC.

**ACTION: JM/CGB to establish this.**

**P32 To note the determination notices and notices of appeal received**

The determinations were noted

The meeting ended at 20.15

*C Craner-Buckley*

Claire Craner-Buckley  
Deputy Town Clerk