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**APPROVED MINUTES OF PLANNING COMMITTEE MEETING**

**held on Monday 7<sup>th</sup> December 2020**

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

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

**Ansford Parish Councillors attending:** None present

**SSDC Councillors:** None present

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

There was 1 member of the public present

The meeting started at 19.00

**P33 To receive apologies for absence**

Apologies had been received from Bob Gilbey.

**P34 To approve the Minutes of meeting of 2nd November 2020**

RESOLVED: It was proposed and unanimously agreed to accept the minutes as presented, to be signed by the Chair at a later date

**P35 To receive Declarations of Interest**

No Declarations of Interest were made

**P36 To consider the list of applications received (as at Wednesday 2<sup>nd</sup> December 2020) detailed below**

<b>Application No</b>	<b>Proposal</b>	<b>Applicant details</b>	<b>Observation Expiry</b>
<b>Appeal APP/R3325/W/ 20/3259965</b>	Change of use of ground floor from bank to restaurant (Use Class A3 food and drink) to include internal and external alterations (revised application)	Tim & Jordan Oliver 37 High St Castle Cary BA7 7AS	14 <sup>th</sup> December 2020
<b>18/02664/FUL</b>			

The member of the public made a full and clear statement regarding their position and the Appeal. She is working with a Planning Consultant. It was then discussed by Councillors who identified the key issues affecting the amenity of the upstairs occupant in the building as noise disturbance and unacceptable smells from food cooking. These were also amenity issues for other residents living nearby.

It was noted that the applicants cannot improve insulation against noise for the upstairs occupant due to the Grade II listed building and ceiling at the property- a former bank.

Councillors also noted that they did not want the downstairs of the property to become vacant again if permission was not given and the need to keep the High St vibrant with new and existing businesses. It was agreed that a Gallery continuing at the property rather than a new restaurant would be preferable for the town and neighbours. Although it was also agreed that this wider issue for the town could not be taken into account by the Appeals Officer.

In addition it was noted that there is already a restaurant next door to the property, although again this cannot be taken into account for the appeal.

The Councillors clarified that the current owners had withdrawn A3 use and later applied to reinstate this (COU), which had been refused- hence the current appeal.

It was noted that there has been no Heritage Statement with this application although when the building was originally converted the then owners had clearly referenced back to the original Stuckey's Bank.

SS & KG felt the committee should reinforce their previous concerns in their response to the Appeals Officer.

**ACTION: SS proposed and it was unanimously agreed that she would draw up a response reinforcing the Committees previous concerns and that she would circulate it to all for comment before sending it off to meet the 14<sup>th</sup> December deadline.**

20/01913/FUL	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)  Update from D Kenyon SSDC Planning on CCTC's response	Cary Investments Ltd Constitutional Club Station Road Castle Cary BA7 7BY	
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Update from DK circulated prior to the meeting, discussed and noted. These were the points raised by the CCTC Planning Committee previously- with the updates.

- To review arrangements for the new larger sized refuse & recycling vehicles – applicant is reviewing and discussing with Somerset Waste Partnership and SCC Highways Authority.
- To consider the installation of a ramp on the front pavement for the safety of users of mobility scooters and buggies/prams enabling them to avoid having to cross the road on a bend – applicant has agreed to this and is in discussion with Highways.
- To consider reusing the bricks from Constitutional Club building on site that is to be demolished – applicant has advised that unfortunately the mortar used in the existing building is too tough to enable re-use of the bricks.
- To reconsider the use of uPVC windows and to use wooden ones instead – the applicant has agreed to the installation of timber windows and doors.
- To consider the use of solar panels and other environmentally sound solutions such as above building regulations levels of insulation – the Planning Officer advises that the delicate balance must be struck between the use of solar panels and not causing a detrimental affect to the character and appearance of the adjoining Conservation Area so he has suggested and the applicant has accepted that solar panels should be fitted on the rear elevations of the buildings.

- To reconsider the installation of gas boilers, if these are planned, as from 2021 new gas boilers cannot be installed in new properties – the Planning Officer advises that this is not an overriding material planning consideration and the applicant has advised that gas boilers cannot be installed in **new** builds from 2025.

The Committee were pleased to note the readiness of this applicant to listen to their suggestions and to adapt the plans accordingly.

<b>20/02768/FUL &amp; 20/02769/LBC</b>	The erection of a single storey rear extension to the care home	South Cary House South Street Castle Cary BA7 7ES	7 <sup>th</sup> December 2020
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SS shared details of the application for a small rear extension garden room of 17sq metres in size. No change of materials proposed. Pre-application advice had been taken from SSDC. It was agreed that this new area would encourage residents to sit downstairs and enjoy the garden and views of Lodge Hill.

**PROPOSAL:** To unanimously support this application

**RESOLVED:** It was proposed and unanimously agreed to accept the application as presented.

<b>Phosphates Update</b>			
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Two reports from SSDC circulated prior to the meeting. Contents noted. SS reported that HH SSDC Councillor is working on this important issue.

### **P37 To note the determination notices and notices of appeal received**

<b>SSDC Area East Determinations</b>			
Appeal A APP/R3325/W/20/3247647  Appeal B APP/R3325/y/20/3247652  <b>18/01602/FUL</b>	The development proposed is described as: 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	Land at the former BMI site Cumnock Road Castle Cary BA7 7HZ	Appeal dismissed

The Committee noted that the Appeal by the developers had been dismissed on the basis of these 4 issues:

1. The effect of the scheme on protected species: 7 species of bats have been observed on the site and these would be detrimentally affected by the plans.
2. Whether the scheme would preserve Grade II listed buildings, their settings, or any of the features of special architectural or historic interest that they possess, Conservation Area not material: the scheme would not preserve the special architectural or historic interest of the listed buildings, or their settings.
3. The effect of the scheme on the position of Castle Cary within the settlement hierarchy: the development would not undermine Castle Cary's position within the hierarchy or harm the self-containment or role of the settlement in any obvious way so the effect of the development on the position of Castle Cary within the settlement hierarchy would be acceptable.
4. Whether the scheme would provide adequate parking space: The Appeals officer concluded that the development would provide adequate parking space.

SS advised that she has emailed Matt Frost at Boon Brown (Agents for the developers) to ask what the owners plans are for the future of the site. The Committee felt that there are solutions for temporarily housing bats whilst developments take place. This has been seen to be employed on other developments locally.

Also that this brown field site really does need to be developed with a sensitive plan such as private older people's housing. It would be an attractive location for independent older people as it is situated near to the centre of town. Alternatively, as a location for a small number of luxury houses.

**ACTION:** SS agreed to follow up with SSDC re dealing appropriately with bats in this situation and options for the site. She will keep the Committee informed.

The meeting ended at 20.15

*C Craner-Buckley*

Claire Craner-Buckley  
Deputy Town Clerk