



APPROVED MINUTES OF PLANNING COMMITTEE MEETING

held on Monday 11th January 2021

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

Town Councillors attending: Sally Snook (Chair), Judi Morison, Pek Peppin, Penny Steiner, Phillipa Biddlecombe, Stephen Biddlecombe, Ken Gray, Rob Worth, Bob Gilbey, Nick Crowley, Margaret Bebbington.

Ansford Parish Councillors attending: Chris Edwards

SSDC Councillors: None

Officers: Deputy Town Clerk Claire Craner-Buckley (clerking the meeting) & Lisa Davis Town Clerk (observing)

There were no members of the public present

The meeting started at 7pm

P38 To receive apologies for absence

Apologies had been received from Fares Moussa.

P39 To approve the Minutes of meeting of 7th December 2020

The Minutes were approved and will be signed by the Chair at a later date.

P40 To receive Declarations of Interest

No declarations of interest were received.

P41 To consider the list of applications received (as at Wednesday 6th January 2021) detailed below

Application No	Proposal	Applicant details	Observation Expiry
20/03244/FUL Adjacent parish	Demolition of agricultural building and the erection of a new dwelling to replace Prior Approval 18/03653/PAMB with associated access and landscaping	Mr M Berry Barn Rear of Wychwood Cottage Ansford Hill Ansford Castle Cary	12 th January 2021

SS updated the committee on the planning history of this site.

Permission had been granted in 2018/19 under Prior Approval/conversion of redundant agricultural buildings. Plans submitted in 2020 for demolition and erection of a new dwelling to replace the Prior Approval were withdrawn after adverse comments were received, so these are revised plans that have been produced following pre-application advice to the developer. The new proposal looks utilitarian and like a contemporary farm barn. SS advised the committee that, as the principle of development has already been granted and pre-app advice obtained from the Planning Officer, the committee need to decide if they are in favour of the new plan.

A difficult discussion, in view of the fact that the committee did not have sight of the pre-app advice, took place; concerns were raised about the roofline, the glass balustrade of the terrace and potential therefrom to overlook neighbouring properties in a conservation area. There was also concern that the living space was far too small for the number of double bedrooms.

(The details of the pre-app advice were not available at the time of this meeting although the Planning Officer had asked the applicant for permission to share them; they were forwarded after the meeting).

Proposal: To support the new revised plan.

Resolved: A vote was taken with 5 councillors voting in support of the new plans and 5 voting against. The Chair therefore took the casting vote and voted in support of the new plan.

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)	Cary Investments Ltd Constitutional Club Station Road Castle Cary BA7 7BY	25 th January 2021
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The CCTC Planning Committee much appreciate that the developer has agreed to make the following improvements to his plans that they previously suggested. After discussions with Planning, Highways and Somerset Waste Partnership the applicant now plans: solar panels on the back roofs of the new properties, to install timber windows instead of upvc and to construct a ramp instead of steps in front of the dwellings for better use by pushchair and less able residents and passers by. He has resolved the waste and recycling collection issue by introducing holding bays at each end of the new terrace with a Planning Condition that only allows these bays to be used for bins/boxes for up to 24 hours before and after waste collection. This was discussed by councillors who agreed that if residents do not take their bins/boxes back to their gardens in a timely manner, there will be the chance to report the breach to South Somerset District Council.

Proposal: To support the changes as detailed above

Resolved: A vote was taken with 10 voting in support and 1 abstention

P42 To note the determination notices and notices of appeal received

No determinations had been received.

The meeting ended at 19:55

C Craner-Buckley

Claire Craner-Buckley
Deputy Town Clerk