



**APPROVED MINUTES OF PLANNING COMMITTEE MEETING**

**held on Monday 1<sup>st</sup> February 2021**

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

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

**Ansford Parish Councillors attending: Chris Edwards Nigel Begg**

**SSDC Councillors: None**

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

There was one member of the public present

The meeting started at 19.00

**P43 To receive apologies for absence**

Apologies were received from Nick Crowley

**P44 To approve the minutes of the previous meeting of the Planning Committee, to be signed by the Chair at a later time**

An addition to the draft Minutes had been suggested by PP relating to application no **20/03244/FUL** : "There was also concern that the living space was far too small for the number of double bedrooms."

**RESOLVED: It was proposed and unanimously agreed that the minutes as corrected be approved**

**P45 To receive Declarations of Interest**

None were received

**P46 To consider the list of applications received (as at Wednesday 26<sup>th</sup> January 2021) detailed below.**

The 2 items on the agenda were discussed in reverse order for operational reasons.

Application No	Proposal	Applicant details	Observation Expiry
15/05361/FUL	Discuss potential Enforcement	Acorn Industrial Park Dimmer Castle Cary	
<p>SS shared details of the approved 2016 plans for the unit on this site. These include 6 roller doors at the front and 6 small backdoors, offices and WCs- one for each unit. A recent photograph of the building still currently under construction, shows individual backdoors have not been installed and the building appears to be split internally into 2 larger areas rather than 6. There are also reports of flooding of other businesses in the immediate vicinity due to run off from this site, as there is a lack of the agreed drainage systems. It was noted that the Environment Agency have already been involved here recently. A discussion followed and a vote was taken as to whether the Council should request enforcement proceedings.</p> <p><b>A vote was taken with 9 Councillors in support and 2 abstaining.</b></p> <p><b>Action: SS to produce wording and the Deputy Town Clerk to complete enforcement request to SSDC via their online form.</b></p>			
<b>Ansford Parish</b>  <b>21/00061/OUT</b>	Outline application for residential development for 37 dwellings with some matters reserved except for access and layout	Phoebe Donaldson Yarlington Homes Now called Abri Land at Station Road Castle Cary Somerset BA7 7PA	9 <sup>th</sup> Feb 2021
<p>SS shared details of this application which is an designed to replace Phase 2 of the original application no 16/01912REM that approved the development of 75 houses at this location. 50 of these have now been built in Phase 1. This application is to now put <b>37 houses where 25 were previously approved</b>. The original agreement was for larger 3, 4 &amp; 5 bedroomed houses and would have meant that 96 bedrooms were built. The new plan is for 1,2 &amp; 3 bedroomed dwellings, flats and houses and reduces the number of bedrooms to 87. Also where garages were originally planned there will now be no garages but 80 parking spaces. Although the design and access statement shows designs for more green spaces and high environmental standards, it was noted that as this is an Outline Plan all these details would be subject to a further Reserved Matters application so were not relevant to this discussion.</p> <p>A discussion took place and the following concerns and issues were raised about:</p> <ul style="list-style-type: none"> <li>• the appropriate housing mix for Castle Cary &amp; Ansford.</li> <li>• that an inappropriate proportion of social housing can lead to social problems in the community.</li> <li>• whether this change in tactics was actually benefitting our community or the developer more as there are currently incentives for them to build more affordable housing.</li> <li>• whether a plan can be changed that has already been approved</li> <li>• the new parking arrangements and whether there would be overspill parking on the streets</li> <li>• there being zero provision of bungalows or sheltered housing in any of the new developments edging Castle Cary and Ansford.</li> <li>• How current and future developments in Castle Cary &amp; Ansford compares with that of other towns in Somerset</li> </ul>			

**A vote was taken on whether Councillors approve the new outline plans as presented**

**In support: 0**

**Against: 10**

**Abstaining: 1**

**Action: KG to draft response, SS to confirm and Deputy Town Clerk to submit it to SSDC.**

**P47 To note the determination notices and notices of appeal received**

None had been received.

The meeting ended at 20.00.

*C Craner-Buckley*

Claire Craner-Buckley  
Deputy Town Clerk