



APPROVED MINUTES OF PLANNING COMMITTEE MEETING

held on Monday 1st March 2021

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

Town Councillors attending: : Philippa Biddlecombe Stephen Biddlecombe Kenneth Gray
Penny Steiner Bob Gilbey Judi Morison Pek Peppin Rob Worth Sally Snook (Chair)
Nick Crowley Margaret Bebbington Farès K Moussa

Ansford Parish Councillors attending: Chris Edwards

SSDC Councillors: Kevin Messenger Henry Hobhouse

Officer: Deputy Town Clerk Claire Craner-Buckley

There were no members of the public present

The meeting started at 7pm

P48 To receive apologies for absence

No apologies were received

P49 To approve the Minutes of meeting of 1st February 2021

The Minutes were approved, to be signed by the Chair at a later time.

P50 To receive Declarations of Interest

No Declarations of Interest were received

P51 To consider the list of applications received (as at Wednesday 24/02/2021) detailed below

Application No	Proposal	Applicant details	Observation Expiry
21/00074/HOU	Replacement Front door	Mr Paul Greenwood 26 Lower Woodcock St Castle Cary BA7 7BH	Extension given until 1 st March 2021

A discussion took place resulting in 11 members of the committee voting in support of the proposed change of door (with one abstention) on the conditions that this change applies to the doors on **26 & 27 Woodcock Street** and also that the Conservation/Planning Officers at SSDC are happy with the proportion, materials and ironmongery of the new doors.

Ref: RCA/SSDC/ PPO/012 Relates to: 15/02388/OUT and 16/01912/REM	Highways Act 1980. Section 119. Application for Public Path Diversion Order. Public Footpath WN2/5 (off Station Road Castle Cary). Nearest postcode location BA7 7PA. Grid Ref: ST63383280	Robert Carr Associates on behalf of SSDC	26 th March 2021
<p>It was noted that there had been some confusion as 2 Public Path Diversion Order notifications had been received recently by the CCTC Clerks, when in fact both footpaths are located in Ansford Parish. Locations will be checked and details circulated as appropriate in future. Both sets of details have been forwarded to Ansford PC. Discussion of the above proposed footpath change took place at this meeting.</p> <p>It was noted that this is on the Yarlington/Abri development and an application to increase the number of houses on this area of the site from 25 to 37 is currently awaiting decision.</p> <p>Therefore, the CCTC Planning Committee abstains from comment on this diversion as (1) it was unclear whether the details were based on the existing housing layout or the recently applied for re-designed layout, and (2) it is primarily a matter for Ansford PC.</p>			
Appeal APP/R3325/W/2 0/3259668 In respect of planning application no: 19/01840/OUT	Erection of 200 dwellings (70 affordable and 130 open market) with associated highways, drainage, landscaping and public open space.	Wyke Farm Ltd and Andrew Hopkins Concrete Ltd Land North of Ansford Hill Ansford Castle Cary Somerset BA7 7PD	17 th March 2021
<p>SS advised the committee that this is an Appeal against a refusal for outline permission for 200 houses on the field immediately above the station bordered on three sides by the A371 and on one side by two railway lines.</p> <p>SS explained that she has had discussions with the CCTC Vice Chair, Ansford Parish Council Chair and, Care for Cary</p> <p>SS detailed the outline plan to the meeting. The only access and egress point for the estate is proposed to be from the A371 on Ansford Hill.</p> <p>There was a full discussion, after a detailed presentation of the points in question, by the Town, Parish and South Somerset District Councillors.</p> <ol style="list-style-type: none"> 1. As SSDC has now demonstrated a 6 year housing land supply, the ‘presumption in favour of sustainable development’ no longer applies. 2. The 2018 HELAA showed this land as potentially available but it is not one of the preferred options in the emerging Local Plan. 3. The development is outside the A371; this is clearly beyond the natural boundary of the town and parish. 4. The Neighbourhood Plan for Castle Cary & Ansford clause HOU2 states ‘While there remains a substantially greater supply of permissions for housing development within the NP area than the LP minimum requirement, further proposals for housing development within the direction of growth will be paused unless there is clear evidence that the additional housing will help meet a clearly identified local need for affordable or social housing (that need 			

arising from within the NP area and its hinterland) that is not capable of being met elsewhere.’

5. The site is in a prominent position in the landscape and this Council’s response to the original application stated:
the site is in a particularly prominent location visible from the railway station and other approaches to the town from the north, thereby constituting an important part of the landscape setting of Castle Cary and Ansford; the proposal would be highly detrimental to this setting of the town and to the landscape character of the area and is therefore contrary to policy EQ2 of the adopted Local Plan.
6. Paragraph 170 of the NPPF states that: Planning policies and decisions should contribute to and enhance the natural and local environment by (e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. This site would undoubtedly, as admitted by the Appellants’ Noise Impact Assessment, suffer from unacceptable levels of noise pollution from the A371 surrounding the estate on 3 sides, and the railway line on one side. Air pollution from exhausts of the HGVs travelling constantly on the A371 would also cause high levels of air pollution. The Noise Impact Assessment suggests that all houses on the development will need ‘mechanical ventilation’ (air conditioning) and that ‘while opening windows are not recommended for ventilation, this is not intended to imply that windows should not open at the discretion of residents.’ The Committee discussed this point and were of the opinion that, air Conditioning is not an environmentally sound solution for new housing build housing, particularly in a rural setting. It was also noted that current Government advice is to not use air conditioning but to open windows to ventilate to remove viruses including Covid-19.
7. Phosphates. SSDC are currently developing a Phosphates calculator that will ease the hold up in Planning permission decisions resulting from the Dutch legal decision. Henry Hobhouse updated the meeting on the details of this.
Phosphates are too high across the Somerset Levels & developers need to have plans in place to mitigate this for all new housing developments. This application does not address this issue and the Committee further pointed out that such land pollution is also against Policy 170 of the NPPF.
8. The developers suggest that their proposed site would include 35% affordable housing as there is currently not enough in the Town & Parish; the Committee noted that four of the current developments on Station Road are already offering a large number of affordable dwellings and there are proposals to increase this number
9. Congestion on the local roads particularly across the railway bridge and junction onto Station Road.
10. Lack of capacity at Ansford Academy to take on more pupils.
11. Lack of employment opportunities for more new people moving into the area.
12. Topography of the field- surface water runoff and onto roads, has been getting worse in recent years. A development on this site would exacerbate this, and there is a very real risk of run off from the site increasing the level of the River Brue leading to flooding downstream of the site.

A vote was taken based on the Appeal and Councillors unanimously rejected the grounds stated by the appellant. An Appeal statement will be drafted and sent to all Councillors for approval before being sent to the Appeals Inspector.

C Edwards left the meeting at 7.50 pm

<p>21/00082/COU & 21/00083LBC</p>	<p>Listed Building Consent application for Change of use of a part of the ground floor front section of the property from Post Office E (c)1 and Shop E(a) to incorporate this into the existing dwelling use C3(a) with internal alterations for removal of fittings</p>	<p>Castle Cary Post Office Bailey Hill Castle Cary BA7 7BP</p>	<p>15th March 2021</p>
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SS presented the application details to the Committee: the applicants are retiring after running the Town Post Office for 25 years and that the Post Office will be closing in this location at the end of March 2021.

(It is hoped that the Town Council will soon be advised by The Post Office Ltd of the new location for the Castle Cary Post Office branch in a retail store in the town- they have been assured that plans are nearly finalised and that an announcement will be made soon).

The current Post Office building on Bailey Hill is a large house with a substantial garden This application is to make the current Post Office counter and retail area at the front of the property into one space to accommodate a large living room. It was noted however that the sorting office behind this is not included in this application.

SS advised the Committee that although the SSDC Local Plan would accept a COU (Change of Use) in this commercial property, the Castle Cary Neighbourhood Plan does not. (Policy TC1: The NP Councils will not support any proposals for change of use within the town which would involve the loss of floorspace used for main town centre uses. It was noted that the Post Office is the last commercial premises on Bailey Hill.

SS advised that Councillors have to vote on the application in front of them today regardless of the awaited confirmation of where the new post office counter may be located.

A vote was taken with 10 Councillors against the proposal. 1 in favour and 1 abstention.

21/00022/FUL & 21/00023/LBC	Proposed internal and external alterations with associated repairs to ground floor/basement commercial unit	Old Bank House High Street Castle Cary BA7 7AW	17 th March 2021
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It was noted that this application is part retrospective and brought about by Planning Enforcement. SS gave a detailed presentation of the changes currently taking place. These are largely removing unsympathetic 20th Century modernisations including the rear patio doors, and replacement of the front windows installed without Listed Building Consent by a previous owner in 2015 and then refused retrospective permission (15/03179).

It was noted that the current application does not include a Change of Use for the ground floor which is still classified as a retail area, although it appears that the intention is for this to become a restaurant.

It was also noted that it is understood that 4 B & B rooms are currently being developed upstairs and permission has not yet been sought for these changes either.

The committee expressed concern that the original flagstones, currently removed to enable installation of underfloor heating, may now be difficult to install.

The issue of comments from neighbours was discussed and it was agreed that, as this application has only just been registered with SSDC, neighbours will not yet have had time to comment.

Most members of the Committee expressed support for a restaurant in the town and the general approach that the owner is taking of restoring the original features of the building.

A vote was taken on the current application with **11 councillors in support** and 1 abstention- on condition that a COU will be formally sought and that the original flagstones will be re-installed.

P52 To note the determination notices and notices of appeal received

No determinations had been received.

The meeting closed at 9pm

C Craner-Buckley

Claire Craner-Buckley
Deputy Town Clerk