



APPROVED MINUTES OF PLANNING COMMITTEE MEETING

held on Monday 12th April 2021

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

Town Councillors attending: Judi Morison Sally Snook Kenneth Gray Penny Steiner
Pek Peppin Fares K Moussa Bob Gilbey Philippa Biddlecombe Stephen Biddlecombe
Rob Worth Nick Crowley

Ansford Parish Councillors attending: Chris Edwards

SSDC Councillors: None in attendance

Officer: Deputy Town Clerk Claire Craner-Buckley

There were 2 members of the public present

The meeting started at 7pm

The Chair made a short tribute and then a one minute silence took place, to reflect on the loss of HRH The Duke of Edinburgh- Prince Philip.

P01 To receive apologies for absence

Margaret Bebbington had sent her apologies

P02 To approve the Minutes of meeting of 1st March 2021

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

P03 To receive Declarations of Interest

Councillors PB & SB declared a personal & pecuniary interest in application 20/03271/FUL as they are neighbours. So they were excluded from the meeting (put into the Zoom Waiting Room) for the Highfield House discussion & vote.

P04 To hear from any member of the public who wishes to speak (3 Minutes)

2 members of the public spoke regarding application 20/03271/FUL

P05 To consider the list of applications received (as at Wednesday 7th April 2021) detailed below

| Application No | Proposal | Applicant details | Observation Expiry |
|----------------|--|-------------------|--------------------|
| 20/03271/FUL | The erection of a building in the garden | Highfield House | Extension |

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| | comprising 3 rooms for residents of the care home. | Residential Home High Street Castle Cary BA7 7AN | given until 12 th April 2021 |
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SS explained the plans of the proposed changes to the committee. Highfield House is a Grade 2 Listed Building. The proposed new building would be single storey and located in the 'hidden' garden across the driveway and quite a way from the main house. It would be visible from public footpaths on Lodge Hill.

The application was discussed by the Committee and a vote was taken with 7 Councillors against, none in support and 2 abstentions.

The following concerns were agreed and submitted to SSDC:

While the Council welcomes an increase in care home places to meet the needs of older people it is concerned that these should be of an adequate quality and the proposed development raises questions that concern the Council.

Highfield House is a grade II listed property and this we believe may include the beautiful 'hidden' garden, as it would have been in use as part of the house at the time of listing. If the proposed building lies within the curtilage of the listing the Council queries whether there should also be a listed building consent application.

Although the key aspect of the listing is the Upper High Street facade, it remains the case that the view of the property in the context of neighbouring historic properties in the Conservation Area making up the Upper High Street – part of the overview of the town indeed – from Lodge Hill to the rear is relevant. The applicant argues that the proposed building in the garden is a remote and insignificant change but it does take up a part of the Highfield House garden and will be seen from public footpaths on Lodge Hill, especially after leaf-fall. It is arguable that 'hidden' gardens are an important contextual feature of listed buildings.

The garden is enjoyed by the current residents who would be deprived of the use of a significant amount of the garden area by the proposed building.

That said, there are further concerns to be addressed.

Whether a 3-bedroomed building physically separate from the care home is a proper arrangement in this case is rather a matter for the Care Quality Commission than a Planning consideration but the proposed layout does raise concerns about access to and from the proposed building for elderly residents and staff juxtaposed to a car park which appears less than adequate to a care home when one bears in mind staff and visitor parking needs increased by additional residential space. Moreover, the car park provides a throughway for vehicular access to the adjacent property which means elderly residents and staff will have to cross and re-cross a traffic-ed zone. Three additional rooms may also require an increase in the sitting and dining areas within the main house.

Pedestrian access from and to the proposed bedrooms will require additional exterior lighting adding to night-time light pollution in the area adjacent to the nextdoor property.

In the case of a medical emergency ambulance access to the proposed bedrooms could be obstructed by unsatisfactory parking as there appears to be a pinch point at the rear corner of the existing building.

An increase in the use of call bells may be thought a source of extra disturbance to nearby residents.

The Council is also concerned about any additional phosphate discharges in Castle Cary arising from new residential use.

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| 21/00929/DPO Adjacent parish: Ansford | Application to modify a S106 agreement between SSDC, SCC, Waddeton Park Ltd and Michael John Berry and Joy Berry dated 13th October 2016 in relation to varying the timescale to implement measures set out in the Action Plan the Travel Plan relating to off-site pedestrian improvements, including crossing facility on Station Road to access existing footways; relocation and upgrades to stops on Station Road and South of Churchfield Drive; and diversion of bus services 1, 1A to Station Road, via Churchfield Drive, Florida Fields and Victoria Gardens so that these measures are required to be carried out prior to occupation of the 60th dwelling rather than first occupation of any dwelling | Stonewater Developments Ltd Wayside Farm Station Road Ansford Castle Cary Somerset BA7 7PA | Extension given until 14 th April 2021 |
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SS briefed the meeting & then a **vote was taken with a unanimous vote against this application.**

The following concerns were agreed and submitted to SSDC:

Stonewater Developments is already in breach of the S106 agreement because first occupation on the site has already occurred.

Castle Cary Town Council is very concerned that, if 60 dwellings were occupied before implementation of these measures, up to 150 residents, including school children on this site and several hundred new and existing residents on the other developments along Station Road would be affected. Station Road is a very busy thoroughfare and road safety consideration has to be of prime importance. It would be unfair for these residents to be unable to access the off-site pedestrian improvements, including the very important crossing facilities on Station Road to access existing footways and to deny them easy access to Bus services 1 & 1A via the proposed relocation and upgrades to bus stops and diversion of the bus services.

Castle Cary Town Council suggests that, in light of the present breach, Stonewater Developments should be required to implement the Travel Plan immediately.

P06 To note the determination notices and notices of appeal received

The determinations were noted.

The meeting ended at 8.00 pm

C Craner-Buckley

Claire Craner-Buckley
 Deputy Town Clerk