



APPROVED MINUTES OF PLANNING COMMITTEE MEETING

held on Monday 4th July 2022

The meeting took place at The Market House, Market Place, Castle Cary, BA7 7AH

Town Councillors attending: Margaret Bebbington, Philippa Biddlecombe, Robert Brown, Nick Crowley, Trevor Oats, Pek Peppin (Chair)

Ansford Parish Councillors attending: None in attendance

SSDC Councillors: None in attendance

Officer: Deputy Town Clerk Claire Craner-Buckley

There were 4 members of the public present

The meeting started at 7pm

P16 To receive apologies for absence

Apologies were received from Judi Morison, Steve Evans, Linda Ball and Carly Franklin

P17 To approve the Minutes of meeting of 6th June 2022

The Minutes were approved subject to changing 1 Abstention to 1 Against application no. 22/01023/HOU, to be signed by the Chair at a later date.

P18 To receive Declarations of Interest

It was agreed that all Councillors present at the meeting had an interest in the plans for changes and improvements to the Market House -application no's 22/01254/FUL & 22/01255/LBC- on behalf of the public that they represent

P19 To consider applications received (as at Wednesday 29th June 2022) and detailed below

Application No	Proposal	Applicant details	Observation Expiry
22/01254/FUL & 22/01255/LBC Russell Williams	The proposed development to the existing Market House consists of the following modifications: The removal of a glass roof from the shambles and the insertion of a lift from ground to first and second floors, The removal of a false ceiling in the assembly room and the making good of the original pitched roof soffit, The insertion of a tea	The Town Clerk Market House Market Place Castle Cary Somerset	Extension given until 6 th July 2022

	kitchen on the second floor, The removal of a stair in the library and The insertion of a toilet on the first floor.		
A member of the public was present. She is a volunteer at the Museum and requested that a hand rail was included in the improvements on the main stair case at the 2nd floor, for use when exiting the museum. This request has been noted. PP explained that the Market House- the centre piece of the town, is a Grade 2 star listed building. The original architect was Francis Penrose, who was also the surveyor of St Paul's cathedral. It was built in 1855 and looks the same now as when built. It has been used by the community and for business since then. She detailed the current plans that will bring the Assembly Rooms on the top floor back into use for all again. These were discussed in some detail with the opportunities and options they will bring for the building's use going forward. It was also noted that RB will be working to bring the clock back into use, which is greatly appreciated by all Councillors present. Proposal: PP proposed that Councillors vote to support this application Resolved: A vote was taken with unanimous support for this application 1 member of the public left the meeting			
22/01520/S73	S73 application to vary condition 15 of planning approval 16/03447/FUL for Erection of 27 No. dwellings with associated access, roads, footways, parking, drainage and landscaping, to require details of the design and future maintenance regime of the pedestrian/cycle link via Remalard Court to be approved prior to first occupation of any of the dwellings rather than prior to commencement of the development.	Abri Housing Group Land Adjacent Foxes Run Bridgwater Buildings Castle Cary Somerset	Extension given until 8 th July 2022
PP explained the background to this application. The matter was discussed in detail with members of the public contributing. In summary the Castle Cary Planning Committee was highly critical of this S73 application but did not feel it appropriate to vote on the matter as to do so would demonstrate acceptance that the developers have fulfilled their legal obligation to do the various works specified in the Inspector's conditions - including the TRO - before the commencement of the development - the date for which is now past. And because of these failures it is clear that the application to develop this site is no longer valid. A letter of clarification is to be sent to the Planning Officer at SSDC- attached to these Minutes. 3 members of the public left the meeting.			
22/01547/LBC	Boiler replacement in rear extension to the building requires: a) resiting flue by 25 cm from party wall to satisfy modern regulations and b) fitting of 30 mm pipe buried in wall and wall reinstated.	Chris Fowler Belle Vue Villa South Street Castle Cary Somerset BA7 7ES	18 th July 2022
This application was explained by PP who proposed that the Committee support it. A vote was taken with all in support of the application.			

P20 To note the determination notices and notices of appeal received

The determinations and notices of appeal were noted

The meeting ended at 20.02 pm

C Craner-Buckley

Claire Craner-Buckley
Deputy Town Clerk