



Castle Cary Town Council

The Market House

Market Place

Castle Cary

BA7 7AH

Telephone: 01963 359631

Email: town.clerk@castle-cary.co.uk

Website: www.castle-cary.co.uk

APPROVED MINUTES OF PLANNING COMMITTEE MEETING

held on Monday 3rd May 2022

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

Town Councillors attending: Nicholas Crowley, Steven Evans, Pek Peppin, Sally Snook (Chair), Penny Steiner

Ansford Parish Councillors attending: None

SSDC Councillors: None

Officer: Deputy Town Clerk Claire Craner-Buckley

There was one member of the public present

The meeting started at 7pm

P06 To receive apologies for absence

Kenneth Gray, Philippa Biddlecombe, Judi Morison, Rob Worth, Carly Franklin

P07 To approve the Minutes of meeting of 4th April 2022

The Minutes were approved, subject to one amendment.

P08 To receive Declarations of Interest

No declarations were made

P09 To consider applications received (as at Wednesday 27th April 2022) and detailed below

Application No	Proposal	Applicant details	Observation Expiry
22/00123/HOU James Banks	2 Storey Side extension	Ms Frances Hewett Park Mount The Park Castle Cary BA7 7EP	3 May 2022

This item was discussed 2nd. SS gave the details. This is an Edwardian House. It is not listed but it located within the Conservation Area. No neighbour's comments had been received up to last Thursday. The proposal is for a reconfiguration of the house and an extension in Edwardian

style in place of the car port. There would be solar panels on main house and extension. The walls and roof would match the existing material of brick and slate. Councillors discussed the proposal and were generally in support.

Proposal: It was proposed that councillors support this application.

Resolved: A vote was taken with unanimous support given for the application. This is subject to there being no letters of objection received from neighbours.

22/00677/HOU Nick Toop	Erection of a single storey glass room to rear of dwelling	Mrs Burford 21 Priorygate Court Castle Cary Somerset BA7 7HT	Extension given until 3 May 2022
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This was the 3rd item to be discussed, SS explained that this property is located within the curtilage of St John's Priory which is a Grade 2 Listed Building. Permitted developments rights of all property owners in the development were therefore removed as part of the purchase contracts. This application is for a single storey glass conservatory.

SS advised the meeting that Anthony Garrett SSDC Conservation Officer has been in contact with Nick Toop the SSDC Planning Officer confirming that there are no development rights and NT is going to refuse the application.

Proposal: To vote on whether to support the SSDC Planning Officer's decision to refuse this application.

Resolved: There was unanimous agreement to support the SSDC Planning Officer's decision to refuse this application.

22/00980/HOU & 22/00981/LBC Tracey Meachen	Repair and/or replacement of existing windows, replacement of the main entrance door, addition of rooflights to roof slopes and replacement of Post Office sack room with new lean-to to form entrance lobby and WC, and replacement of double gates.	Mr James Hallet Castle Cary Post Office Bailey Hill Castle Cary Somerset	11 May 2022
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This item was discussed 1st. SS told the meeting that on 29/04/22 Anthony Garrett SSDC Conservation Officer advised that these 2 applications would be rolled forward with new application no 22/01067/LBC with a holding response until more details are received from the applicant. If details have been received from SSDC by 1st June, the applications will be on the Agenda for the meeting on June 6th.

22/00923/ADV	The display of 2no. non-illuminated hanging signs on front elevation and 1no. wall mounted internally illuminated sign on side elevation.	Old Bank House High Street Castle Cary Somerset BA7 7AW	11 May 2022
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The Committee felt that they had dealt with this application at a previous meeting. There were some more details available. NC advised the sign would be very similar to the 'Needful Things' shop sign.

Proposal: To vote to support this application subject to the light in the illuminated sign being turned off when the Restaurant was closed.

Resolved: There was unanimous support for this application subject to the light in the illuminated sign being turned off when the Restaurant was closed.

SALC Forum: Affordable Housing

This was discussed and it was noted that Castle Cary have the opposite situation to Nether Stowey. In CC there are too many affordable homes being built because we have had excessive development to meet SSDC's needs rather than the needs of the town itself. In turn this has led to an imbalance between AH and open market homes. In Nether Stowey there are not enough affordable homes. Councillors felt that both views should be discussed by the Forum and will send a response to Nether Stowey PC and Justin Robinson at SALC, copying in District and County Councillors.

Enforcement: ENF 21/00038/ENF Hopkins Concrete at Dimmer had been chased on 13/4/22 by the Deputy Town Clerk but there had been no response from SSDC yet.

P10 To note the determination notices and notices of appeal received

The determination was noted.

The meeting ended at 19:42 pm.

C Craner-Buckley

Claire Craner-Buckley
Deputy Town Clerk