



APPROVED MINUTES OF PLANNING COMMITTEE MEETING

held on Monday 1st August 2022

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

Town Councillors attending: Pek Peppin (Chair) Margaret Bebbington, Carly Franklin, Angela Piggott

Ansford Parish Councillors attending: None in attendance

SSDC Councillors: None in attendance

Officer: Deputy Town Clerk Claire Craner-Buckley

There were no members of the public present

The meeting started at 7pm

P21 To receive apologies for absence

Apologies were received from Philippa Biddlecombe, Steve Evans, Rob Worth, Judi Morison.

P22 To approve the Minutes of meeting of 4th July 2022

The Minutes were approved and will be signed by the Chair at a later time.

P23 To elect a Vice Chair

This is to be taken forward to the next meeting

P24 To receive Declarations of Interest

No declarations of Interest were received

P25 To consider applications received (as at Wednesday 27th July 2022) and detailed below

Application No	Proposal	Applicant details	Observation Expiry
22/01939/HOU	Installation of PV solar panels on roof.	Mr Alan Sykes 4 Fairview Terrace Castle Cary	2 nd August 2022
PP gave the details of this application			

Proposal: It was proposed that the application be supported by the Town Council

Resolved: A vote was taken and unanimous support was given.

22/02001/LBC	Removal of 20th century stair, investigation into ingle adjacent, and installation of stair to new approved hall	Mr James Hallet Castle Cary Post Office Bailey Hill Castle Cary Somerset BA7 7BP	3 rd August 2022
PP briefed those present about these plans at the former Post Office, she has visited the property and met the new owners. Proposal: PP proposed that the Council would support the SSDC's Conservation Officer's decision on this application Resolved: There was unanimous support for this proposal.			
21/00061/OUT	Outline application for residential development for 37 dwellings with some matters reserved except for access and layout.	Land At Station Road Castle Cary Somerset (GR:363426/132833)	9 th August 2022
PP explained that Abri (formerly Yarlinton) had originally applied to build 25 new houses at this location and had then applied for an increase to build 37 smaller houses. Permission for this increase has not however been approved. PP therefore proposed that a vote should not be taken on this. The meeting agreed with PP's suggested comment: This application by Abri seems to change the <u>design</u> of 37 houses on their site on Station Road. However, it appears that planning permission has only been granted for 25 houses. CCTC is opposed to this increase in number and therefore to approve this application would make us seem to concur with it and therefore we decline to comment. The matter is in abeyance due to the phosphate issue and the SSDC website says it is "awaiting decision". We refer you to CCTC's previous comments on this matter sent to SSDC in February 2021: February 2021 Observation and Rejection: The Council voted unanimously (with one abstention) to REJECT this application and would make the following observations. While the Council broadly welcomes the aspirations expressed in the design of the dwellings as to sustainability and the environment, the design issues are Reserved Matters and therefore not part of the Council's consideration of this outline application. The Council is strongly of the view that Castle Cary must have a mix of housing (including larger homes, single storey and sheltered housing) in order to promote a good social mix and preserve the character of this modest market town, its infrastructure and the local area. In this case the present outline application for 37 homes is intended to replace the approval of 16/01912/REM for 25 homes and not only increases housing density (which the Council resists) but replaces larger homes with a range of smaller homes. Smaller homes would attract younger families and help them onto the housing ladder, but the absence of enough larger homes means they cannot readily ascend the ladder and so are likely			

to move out of the area undermining population continuity. The location of nearby developments means there is already an adequate supply of affordable homes and the town and adjacent area do not need more.

Although the application refers to consulting the Castle Cary and Ansford Neighbourhood Plan, it does not comply with policy HOU 2 (page 24) which 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.' The increase from 25 to 37 units is a further proposal in the direction of growth for which there is no clearly demonstrated local need.

The replacement of garages by open parking caused the Council to question whether parking needs would overflow into street parking and was unclear as to the availability of visitor parking.

The Council is also concerned at the scope for further phosphate discharge and whether the local facilities can cope with such discharge as noted in the comments by Natural England.

Overall, the Council is deeply concerned that short term decisions by the developer may leave Castle Cary and Ansford with long term, indeed perpetual, legacy problems arising from unbalanced provision when this application is viewed within the wider context of housing in the area.

The development will increase foul loadings from the site in comparison to what was previously planned by a peak discharge rate of 0.56l/s.

Castle Cary & Ansford Planning Appeal - 3259668	Appeal re: Erection of 200 houses north of Ansford Hill, Ansford, Castle Cary	Council's response to reply from Bob Palmer of The Planning Inspectorate of 10 th July 2022	
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A response to Bob Palmer was discussed and agreed including the recent decision to potentially go to Judicial review re: the earlier decision to allow the houses to be built. This is to be sent to Mike Lewis for him to forward on to Bob Palmer at Pins, if he thinks a response is appropriate.

P26 To note the determination notices and notices of appeal received

The determinations were noted

The meeting ended at 7.20pm

C Craner-Buckley

Claire Craner-Buckley
Deputy Town Clerk