



APPROVED MINUTES OF PLANNING COMMITTEE MEETING

held on Monday 6th June 2022

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

Town Councillors attending: Linda Ball, Philippa Biddlecome, Judi Morison (Chair), Trevor Oats, Pek Peppin, Rob Worth

Ansford Parish Councillors attending: None in attendance

SSDC Councillors: None in attendance

Officer: Deputy Town Clerk Claire Craner-Buckley

There were 5 members of the public present

The meeting started at 7pm

P11 To receive apologies for absence

Apologies were received from Margaret Bebbington, Nick Crowley, Steve Evans, Carly Franklin and Angela Piggott

P12 To approve the Minutes of meeting held on 3rd May 2022

The Minutes were approved and are to be signed by SS, who chaired the meeting

P13 To receive Declarations of Interest

There were no declarations of Interest received

P14 To consider applications received (as at Wednesday 1st June 2022) and detailed below

Application No	Proposal	Applicant details	Observation Expiry
22/00980/HOU & 22/00981/LBC Tracey Meachen Anthony Garrett	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	Extension given until 22 nd June 2022

22/01067/LBC	Listed Building Consent application for interior layout alterations.	Mr James Hallett Castle Cary Post Office Bailey Hill Castle Cary Somerset BA7 7BP	Extension given until 22nd June 2022
These applications were discussed 3rd at the meeting. Proposal: JM gave a detailed explanation of the proposals and a discussion took place. It is understood that the SSDC Conservation Officer is involved and will look at the proposals in detail. It was agreed that CCTC would accept his advice. Resolved: A vote was taken with unanimous support for the proposals with the following comments to be taken into consideration- The Council are pleased to see that the original integrity of the building is being respected. They feel that the windows should be replaced like for like, the front door should be retained as it is likely to be original to the building and that the roof lights should be conservation grade.			
21/02874/FUL David Kenyon	Amended plans to: Change of Use from Public House (Sui Generis), construction of single storey extensions and new stairwell with associated internal and external works to provide a convenience store (Use Class E) at ground floor level and one residential dwelling over two floors (Use Class C3).	Mr N Couling The Horse Pond Inn The Triangle Castle Cary BA7 7BD	Extension given until 22nd June 2022
This item was discussed 5th at the meeting. Proposal: JM explained that the revised plans were to build 1 apartment upstairs initially and also underpinning work was needed on the ground floor. The plan also includes a footpath through to the public car park (Millbrook) and a trolley park for the convenience store. Resolved: A vote was taken with unanimous support for the revised proposals with the Observation to SSDC to include that CCTC would like to see this development take place as a matter of urgency, as it will greatly benefit the town.			
22/01023/HOU Russell Williams	An extension of the house at basement level to create an indoor pool. Three additional dormer windows at roof level to account for internal changes. Reconfiguration of the rear of the house to rationalise existing extensions. Demolition of the garage to the front and its replacement with a smaller structure to provide garden storage and workshop space.	Mr Conor Hennebry Campden House The Park Castle Cary Somerset	Extension given until 22nd June 2022
This application was discussed 6th at the meeting. Proposal: JM explained the plans, this house is not a Listed Building or located within the Town's Conservation Area but can be seen clearly from Lodge Hill. The garden is quite large. The proposed modern extension is at the back of the property. No comments had been received from Neighbours at the time of the meeting. A discussion took place with concern expressed about the nearby Primary School during any building works. It was also noted that this modern extension is more than double the			

footprint of the house in size and has no relationship to the existing building. The proposed building materials were also discussed and the complete lack of climate change mitigation measures noted.

CCTC Councillors have been advised by SSDC that their senior Historic Environment Officer will recommend to apply a condition to monitor the development due to the Archaeological sensitivity of the site.

Resolved: A vote was taken with 5 Councillors in support of the application and 1 against, if the following conditions are taken into consideration-

- a) **Any movement of vehicles relating to these works should not take place between 8.30am-10.00am and 2.30pm- 4.30pm to ensure a safe start and end of the school day at the near-by Primary School.**
- b) **The proposed metal dormer windows and decking are unsympathetic to the immediate environment and that a softer presentation would be preferred.**
- c) **There is concern about the considerable size of this proposal.**
- d) **The Council is also astonished that there are no attempts in the plans to off-set the energy and resources that will be needed to build this extension- solar energy or other climate change mitigating proposals would be expected.**

22/01131/FUL Martin Dale	New agricultural development to include erection of 3 new agricultural barns, slurry lagoon and associated alterations to tracks and landscaping	Mr R Reed Foxcombe Farm Galhampton Hill North Cadbury Yeovil	Extension given until 22nd June 2022
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This application was discussed 1st at the meeting. 3 members of the public explained the background to the application.

Proposal: JM also showed the Councillors the plans.

This farm is operated on organic principles. The tenants are partway through a 2 year transition period of taking down existing barns from their current farm and putting them up at this new location. They farm 300 young dairy cattle. The nearest neighbours are across the road.

It was noted that this farm is on the edge of Castle Cary Parish and so it would also be discussed by North Cadbury Parish Council. Councillors felt that noise may be an issue for the neighbours and suggested that the applicants talk to them about their plans.

The Lagoon will replace silos and will follow regulatory requirements.

Resolved: A vote was taken with unanimous support given to the proposals by the Council.

22/01245/HOU Martin Dale	Installation of self-build garden office / studio.	Mr James Hallett Castle Cary Post Office Bailey Hill Castle Cary Somerset	Extension given until 22nd June 2022
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This application was discussed 4th at the meeting.

Councillors had some concerns about the suitability of this building in a Conservation Area and next to a Listed Building. They asked for more details about the exact look of the proposed building.

Action: CCB to request a more details.

22/00970/HOU Stanley Norris	Erection of garden shed - retrospective	Mr & Mrs Eaton Sutton Dene Torbay Road Castle Cary Somerset	21 st June 2022
This was discussed 2nd at the meeting. 2 members of the public spoke. Proposal: JM showed details of the garden structure. It was a self-build project completed in Oct 2020. It has a decking floor. There is no electricity or water supply. It replaced some tall trees that had been removed. The ridge height meant that Planning Consent was needed. The neighbours like it. Resolved: A vote was taken with 5 Councillors in support and 1 abstention.			

P15 To note the determination notices and notices of appeal received

No determinations had been received

The meeting ended at 20.45pm.

C Craner-Buckley

Claire Craner-Buckley
Deputy Town Clerk