



Castle Cary Town Council

The Market House

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APPROVED MINUTES OF PLANNING COMMITTEE MEETING

held on Monday 5th September 2022

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

Town Councillors attending: Robert Brown, Margaret Bebbington, Judi Morison, Pek Peppin (Chair), Trevor Oats, Tom Trouton, Rob Worth

Ansford Parish Councillors attending: None

SSDC Councillors: Henry Hobhouse, Kevin Messenger

Officer: Deputy Town Clerk Claire Craner-Buckley

There was 1 member of the public present- Ed White from The Newt re: Park pond.

The meeting started at 7pm

P27 To receive apologies for absence

Apologies were received from Linda Ball, Philippa Biddlecombe, James Caan, Steve Evans,

P28 To approve the Minutes of meeting of 1st August 2022

It was agreed to approve the minutes from the meeting on 1st August 2022

P29 To receive Declarations of Interest

PP declared an interest in 22/02399/CPO

P30 To consider applications received (as at Wednesday 31st August 2022) and detailed below

Application No	Proposal	Applicant details	Observation Expiry
N/A	Restoration works at the Park Pond- conservation consents	Park Pond Castle Cary	N/A

PP showed the meeting an old map of the town from 1684 with the Manor House and adjacent Park Pond clearly visible. She advised that it is located in the town's Conservation Area. She also showed photos of how it currently looks following recent restoration works by The Newt in Somerset.

Ed White explained that The Newt bought the site 3 years ago and have undertaken works to dredge it with an Environment Agency Permit. He advised that old walling was discovered and has been restored

with similar red bricks. These will be coated with lichen and moss. Lime mortar has also been used to match that used previously. The bricks don't get damaged by frost. The Ash trees on the island have suffered from die back, so they plan to replant with other native species.

A detailed discussion took place. PP explained that she felt LBC was needed as the works are next to a Scheduled Monument. EW advised that because the work is for repairs and maintenance Historic England permits or LBCs were not required.

KM was involved in the early stages and spoke with the Rivers Authority and sought advice from SCC. He spoke with EW and CCTC

MB spoke as a resident & neighbour. She supports the works and has seen the water and now wildlife coming back. Not as natural as before but feels it will improve.

EW said that it will improve over the next 6 months and that the dry weather hasn't helped.

RB suggested that as there wasn't an application involved, a social media campaign with graphics would help to allay the concerns from local residents.

KM felt there are H & S concerns as if someone fell in it would be hard to climb out with the brick sides.

EW said that they plan to put in steps and life rings. It was agreed that this would need a Planning Application as these would be a new build.

He said this restored area would be for Newt Visitors with some public access.

TO: suggested a retrospective consultation with English Heritage which EW said he will do. He confirmed that there had been some local consultation however.

Councillors generally felt that more could have been done to keep the local public informed about the works.

HH advised that D Kenyon from SSDC Planning Dept said it did not need Planning Permission. It was agreed however that the opposite advice might be given by another Planning Officer and that the changes had been quite substantial.

EW said that The Newt would be happy to answer any further questions. He was thanked for attending.

22/01930/FUL Russell Williams	Erection of an extension to a stable block	Mr & Mrs P Barnes Smallway, Shipley Gate Small Way Lane Galhampton Yeovil Somerset BA22 7AF	30 th August 2022 . Ext requested until 6 th September 2022
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PP explained the location and details of this application. A discussion took place. It appears to be for the private use of the owners and not for commercial purposes. It was noted that there have been no neighbour objections and also that the application doesn't include a request for lighting. All were generally in support as long as the stable and arena (in the application below no. **22/01931/FUL**) remain for private usage only.

Proposal: It was proposed that the Council supports this application

Resolved: The proposal was unanimously supported on the condition that the arena is not used for commercial purposes.

22/01931/FUL Russell Williams	Erection of a horse-riding arena and associated landscaping	Mr & Mrs P Barnes Smallway, Shipley Gate Small Way Lane Galhampton Yeovil Somerset BA22 7AF	30 th August 2022 . Ext requested until 6 th September 2022
See 22/ 01930/FUL above for details.			
22/02031/COL	Certificate of Lawfulness application for the proposed erection of 2m high screen fence 2m back from highway edge.	Mr Olly Finbow Bees Nest Cockhill Elm Lane Castle Cary Somerset BA7 7EZ	SSDC determination date 26th September 2022
PP explained that as a large fence had been erected around this property that borders a roadway, it doesn't comply with Planning Law as it is too high. The owners have now applied to move it back by 2 meters to comply. Proposal: It was proposed that the Council supports this COL application. Resolved: A unanimous vote was taken to support this application.			
21/00929/DPO Ansford Parish	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 75th dwelling rather than first occupation of any dwelling.	Wayside Farm Station Road Ansford Castle Cary Somerset BA7 7PA	29 th August 2022- extension requested until Wed 7 th Sept
PP handed over to RB at this point who advised that he has met up with Sally Snook, the former Planning Chair, and she has explained the history of this application. He explained that the developer is applying to modify their Section S106 agreement relating to their travel plan, so that works will be done after the 75th house is occupied rather than the 60th as currently agreed. HH advised that he is working with Ansford Parish Council regarding the locations of the bus stops. A discussion took place. Proposal: A proposal was made to accept the extension to 75 homes before the S106 works are initiated, subject to the dispute about the bus stop location being resolved.			

Resolved: It was unanimously agreed to support the proposal.

22/02399/CPO	Process improvements to the Water Recycling Centre (WRC) to include a proposed Motor Control Centre Kiosk	Castle Cary Water Recycling Centre South Cary Lane Castle Cary BA7 7EZ	SSDC determination date 9th Sept 2022
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PP advised all of the location of this WRC is off Barrow Road and is not on South Cary Lane. She declared an interest as she and her partner own a field nearby and clarified also that it is the sewage works for the town.

This application is for improved electrical works in a “motor control centre kiosk.” It also includes a long list of proposed changes that don’t need planning permission as they are permitted development necessary for Wessex Water to meet their regulation obligations to address phosphate levels. In the watercourse. After a discussion it was agreed that these changes will improve the water quality that is discharged into the River Cary. HH explained however that this will be a chemical system for dealing with the increased sewage from the expanding town, whereas a biological system would be more environmentally sound.

It was noted that the application was misleading as a significant amount of work is planned that was not obvious on initial inspection. The application had also had the protected and notable animal species section redacted. It is known that there is a badger sett in the area.

PP proposed the following comment:

CCTC welcomes the fact that, after many years of the River Cary being polluted by phosphates and the concomitant overgrowth of vegetation, something finally is being done to clean up the discharge from the Sewage Works.

However, we seek the following information:

It would be useful to know the figures relating to the pollution now so that when the work has been done, a comparison can be made. We accept that this work is necessary, but it is in the public interest that these figures are released.

There is a high level of Permitted Development proposed over which we have no right to comment. The visual impact of these items may well be significant, and they are to be installed in a landscape that has remained more or less the same since the Middle Ages. What efforts have been made to minimise this damage?

What is euphemistically called a “Kiosk” is nothing of the sort – it is a substantial building. It seems no consideration has been given to use sustainable materials while there is mention of both concrete and plastic – and the design is unsympathetic to its rural setting. It is a cheap box which will progress the current slow urbanisation of this historic landscape.

What – if any – noise will be created? And will there be any light pollution?

Why has part of the ecology section relating to endangered wildlife (ie the badgers’ setts) been redacted?

We in CCTC will be asked about these things by our residents and we need to be able to answer them.

Proposal: It was proposed that PP's comment is supported by the Committee

Resolved: A vote was taken and it was unanimously agreed to accept PP's wording and to forward it to SSDC's planning department.

P31 To note the determination notices and notices of appeal received

The determination was noted.

The meeting ended at 8pm.

C Craner-Buckley

Claire Craner-Buckley
Deputy Town Clerk