



APPROVED MINUTES OF PLANNING COMMITTEE MEETING

held on Monday 7th November 2022

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

Town Councillors attending: Margaret Bebbington Philippa Biddlecombe Robert Brown James Camm Steve Evans Carly Franklin Trevor Oats Pek Peppin Angela Piggott

Ansford Parish Councillors attending: None

Officer: Deputy Town Clerk Claire Craner-Buckley

There were 2 members of the public present

The meeting started at 7pm

P32 To receive apologies for absence

Apologies had been received from Tom Trouton, Judi Morison, Linda Ball and Rob Worth

P33 To approve the Minutes of meeting of 5th September 2022. (No meeting held in Oct 2022)

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

P34 To elect a Vice Chair of the Planning Committee

MB nominated RB as Vice Chair of the Planning Committee. A vote was taken with unanimous support given. RB was elected as Vice Chair.

P35 To receive Declarations of Interest

James Camm declared an Interest in Planning Application 22/02523/FUL

P36 To consider applications received (as at Wednesday 26th October 2022) and detailed below

PP started the meeting with explaining the background and context of Planning matters in Castle Cary for the benefit of the newer Councillors.

She explained that following consultation and work in 2004/5 a Local Plan was drawn up by SSDC in 2006. This detailed the direction of growth/area of growth for housing developments in the adjoining parishes of Ansford and Castle Cary.

This plan however was not clear and many developers misunderstood it. Unfortunately, no Master Plan was drawn up at District Council level for housing development in Ansford and Castle Cary.

Individual developments have therefore led to a patchwork pattern of growth in reality.

CCTC have continually pushed for road and footpath links between the new estates with some but not great success. The link road from the A371 through to the Torbay Industrial Estate proposed by CCTC was never built. More connectivity is still needed.

With an influx of new developments applied for, APC & CCTC took 5 years to consult on and write a Neighbourhood Plan. They had to work and fight very hard to achieve this. It abides by the Local Plan. It is a legal document that should be adhered to by all the developers, but it is not. This is partly due to SSDC not being able to demonstrate the 5-year land supply for housing development required by The Government.

RB added that all planning decisions are made with reference to the agreed Policy and are not emotive decisions.

Application No	Proposal	Applicant details	Observation Expiry
22/02523/FUL	Demolition of studio dwellinghouse and associated outbuildings and erection of two dwellinghouses with swimming pool, parking areas and private gardens	Mr James Camm The Nurseries Upper High Street Castle Cary Somerset BA7 7AR	11 Nov 2022
PP: Had visited the location which is part of the former Boyd factory site and next to the former BMI site. She explained the details of this proposal to build 2 cottages, a garage and a swimming pool. JC explained his plans and that he is developing on this brownfield site and plans to live there with his family, with his parents living in 2nd house. He plans to install solar panels for heating the houses and the pool. The pool has a glass screen surround and a cover but not a roof. He explained that the garage is under the pool. The plans indicate the arrangement of the houses, with an existing Cary-stone wall retained and the houses situated behind this, but with new upper storey fenestration visible above. JC left the room. A discussion took place, and the following points were raised: • Permanent residents rather than transient Air B & B guests were welcomed • Several Councillors felt that the amenity of the neighbours would be harmed by the location and height of the pool • A Noise Impact Assessment was suggested by RB • It was agreed that it is good for the town for this brownfield site to finally be developed • General approval of the bespoke design of the houses Proposal: PP proposed that the Committee support this application with the serious concern noted that the pool will have an impact on the amenity of the neighbours. Resolved: SE agreed with this proposal and PB seconded this. A vote was taken with unanimous support for the proposal. JC returned to the meeting.			
22/02739/HOU	Single storey rear extension	Mrs R Trow	15 Nov 2022

		8 Coombe Close Castle Cary Somerset BA7 7HJ	
PP showed the details of this application and a brief discussion took place. Proposal: It was proposed to support this application Resolved: A vote was taken and this was given unanimous support			
22/02738/HOU	Replacement of conservatory with single storey rear extension and single storey side extension for garden storage.	Mr & Mrs James Hemingfield Tanglefoot Ansford Road Castle Cary Somerset BA7 7HG	15 Nov 2022
PP showed the details of this application. It was noted that there were no objections from neighbours. A brief discussion took place. Proposal: It was proposed to support this application Resolved: A vote was taken and this was given unanimous support			
22/02756/HOU	Erection of a single storey rear extension	Mr & Mrs Paul Hacker Nishikan Millbrook Gardens Castle Cary Somerset BA7 7EE	17 Nov 2022
PP showed the details of this application. It was noted that this was a solid extension and not a conservatory. A brief discussion took place. Proposal: It was proposed to support this application Resolved: A vote was taken and this was given unanimous support			
22/02773/S73	S73 application to vary Condition 10 (loading or unloading of HGV vehicles) of approval 21/02874/FUL (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) to allow daily deliveries to the store	Mr N Couling The Horse Pond Inn The Triangle Castle Cary Somerset BA7 7BD	18 Nov 2022
RB explained the details of this application to the meeting. The applicant would like to vary the agreed delivery times to the planned convenience store to include Sundays & Bank holidays in the day time. A discussion took place and the following points were raised: RB advised that he felt there is a Policy problem and that SSDC should do a neighbour's consultation.			

- He is also concerned that there is not enough room for HGV movements as proposed in the Millbrook Carpark and that the Transport Plan doesn't mention HGV's.
- Deliveries could perhaps be made at the front by the Bus Stop
- Traffic problems are a particular issue in Castle Cary at the moment

Proposal: It was proposed to support this application of a change to loading times with the condition that the immediate neighbours must be consulted in accordance with: Planning Application Validation Guide Checklist and Neighbour Consultation Form South Somerset District Council July 2020.

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

22/02713/S73A	Proposed change of use and conversion of existing storage and outbuildings to living accommodation attached to Public House. S73A application to remove condition 6 of approval 10/03248/FUL (as amended by 13/01547/S73) to create a separate dwelling house in a sustainable location.	Mrs Rennie Messenger Bay Tree South Street Castle Cary Somerset BA7 7ET	23 Nov 2022
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A member of the public advised the Committee that in 2010 they had developed the outbuildings of the public house into a dwelling and that this was now their home with the Bay Tree business being located next door. With condition 6 removed she and her husband would be able to retire in their cottage and sell the business separately. The pub would have the right of access to 4 spaces and they would retain 2 with the cottage, making the pub a more affordable proposition. They have taken pre-application advice and SSDC do not have a problem with this application.

Proposal: It was proposed to support this application

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

Ref 163M	Wildlife and Countryside Act 1981 Application to add a footpath from West Park to the junction with footpath WN 6/37 in the parish of Castle Cary	Harry Wood Rights of Way Modification Officer Somerset County Council	29 Nov 2022
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Prior to the meeting the Deputy Town Clerk had established the details of the applicant, as this is a matter of public record. The applicant is David Henshaw. The application was made on 20 May 1993, and at that time Mr Henshaw was living at Tor Haize, 19 West Park, Castle Cary, Somerset, BA7 7DB.

The DTC asked for clarification as to why this had come up now when the application had been made in 1993.

Harry Wood responded that SCC have a statutory duty to determine all such applications and it appears that this one was erroneously closed in 2011 without being completed.

A discussion took place at the meeting but unfortunately the DTC did not take the opportunity to highlight the above to the Committee.

Proposal: It was proposed to support this application

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

The DTC sent this Observation to Harry Wood on 11/11/22 who then added this further information:

"Apologies for further complicating this, but could I just confirm that the Town Council supports the full length of the application route being recorded as a public footpath? It is worth highlighting, as the

attached plan shows, that parts of the route run through residential properties (24 West Park and 11 Clothier Meadow).”

With this further detail available, the matter will be put forward to the committee again at the next planning meeting on 5th December.

22/02785/HOU

Solar installation comprising: PV panels on south facing roof slope of house, Low voltage battery on west facing wall of house and EV charge point on wall of garage.

Mr Martin
Halford
Greenan
South Street
Castle Cary
Somerset
BA7 7ET

23 Nov 2022

PP showed the details of this application. A brief discussion took place. It was noted that Pre-application advice had been taken as the applicant was not sure if changes could be made to the outside of the house. SSDC advised that they were not sure either and that a formal application should be made.

Proposal: It was proposed to support this application.

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

P37 To note the determination notices and notices of appeal received

The determinations were noted.

The meeting ended at 20.25pm.

C Craner-Buckley

Claire Craner-Buckley
Deputy Town Clerk