



Castle Cary Town Council

The Market House

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APPROVED MINUTES OF PLANNING COMMITTEE MEETING

held on Monday 5th December 2022

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

Town Councillors attending: Margaret Bebbington, Philippa Biddlecombe, Steve Evans, Carly Franklin, Judi Morison (Chair,) Trevor Oats, Tom Trouton

Ansford Parish Councillors attending: None

SSDC Councillors: None

Officer: Deputy Town Clerk Claire Craner-Buckley

There was 1 member of the public present

The meeting started at 7pm

P38 To receive apologies for absence

Apologies had been received from Linda Ball, Robert Brown, Pek Peppin and Angela Piggott.

P39 To approve the Minutes of meeting of 7th November 2022

The minutes were approved and will be signed by the Chair at a later date.

P40 To elect a Chair for the Planning Committee

JM explained that PP had resigned as Chair of Planning at the Full Council meeting on 21st November. JM proposed that Trevor Oats becomes the new Chair of the Committee. This was seconded by PB. A vote was taken with unanimous support given. TO is now the Chair of the Planning Committee.

P41 To receive Declarations of Interest

No declarations were made.

P42 To consider applications received (as at Wednesday 30th November 2022) and detailed below

Application No	Proposal	Applicant details	Observation Expiry
22/02814/FUL David Kenyon	Application for full planning permission for the erection of 29 dwellings, formation of vehicular and pedestrian access from Station Road, landscaping,	Redcliffe Homes Ltd	Extension given until 7 th December

Ansford	parking, drainage and other associated infrastructure works	Agent AECOM Land Os 6200 Land East of Station Road Castle Cary Somerset	
This item was discussed second. JM gave details of this proposed new development in Ansford parish. It would be located on a site between two of the new housing estates off Station Road. The plan is for 29 high spec homes with air heat source pumps and garages, well-spaced out with the retention of part of the orchard that they would be built on. There will be some affordable housing on the site. A discussion took place and it was noted that: • this location is outside of that agreed in the Neighbourhood Plan. Some councillors felt it could therefore not be supported. • It was also felt that there would be a reasonable capacity of houses and that 70 to 80 houses were built on the neighbouring new estate of the same size. • That there were many more houses already approved to be built along Station Road which was already struggling with traffic • That the Council supported building on existing brownfield sites within town such as the former BMI site rather than on another green field on the edge of town Proposal: JM put the proposal to the Committee and a vote was taken with 1 in support and 6 against Resolved: 1 in support and 6 against this application			
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	Extended to 7th December 2022
This item was discussed 3rd at the meeting. The map indicating this path was circulated prior to this meeting/ CCB explained the issue is that SCC would like to regularise this route on the Definitive Map and statement which is the legal record of public rights of way in the county as it was originally applied for in 1993 and the case was erroneously closed in 2011. The Councillors had no evidence to object to this. They will meet with Harry Wood the Rights of Way Modification Officer on site if required. They also suggested that the Shambles can be used for the Public Consultation if required. Action: Deputy Clerk to advise Harry Wood of the discussion's outcome.			
22/02945/HOU	Demolition of existing UPVC conservatory to rear of the property; construction of ground and first floor rear extensions	Mrs Katherine Shingler 3 Torbay Road Castle Cary Somerset BA7 7DW	5 th December 2022

This item was discussed 4th. JM explained the proposal showing photographs & the plans. It includes matching roman tiles and will not overlook the neighbouring properties. It was noted that all the properties have extensions along the row.

Proposal: JM proposed that the Committee supports this application. MB 2nd the proposal.

Resolved: A vote was taken with unanimous support given.

22/03024/HOU	Single storey rear extension replacing UPVC conservatory and single storey bay window extension on front elevation	Mr Jonathan Batt Belvedere Ansford Road Castle Cary Somerset	6 th December 2022
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This item was discussed 1st. A member of the public spoke, explaining the plans to build a proper extension at the back to replace a conservatory, in stone matching the existing main building.

There are no objections from neighbours and this property is not in the Conservation area.

Proposal: JM proposed that the Committee supports this application. SE 2nd the proposal.

Resolved: A vote was taken with unanimous support given.

22/02994/S73 North Cadbury D Kenyon.	S73 application to vary condition 2 (approved plans) of planning permission 18/03693/FUL for the Erection of 8 No. detached dwellings (To regularise the site layout to correct errors and omissions regarding hard and soft landscaping proposals, addition of garages to all plots, alterations to proposed external materials to all house types and amendment of house type elevations to provide revised window sizes and fenestration).	Liberty Lane Developments Former Harvester Works Mayfield Close Galhampton Yeovil Somerset BA22 7BA	6 th December 2022
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This item was discussed 5th. JM gave the background to this application. When CCTC previously gave their observation to SSDC they highlighted that the entrance & exit onto main road was potentially dangerous. There is a 40mph speed limit here.

Councillors felt it was good that a brownfield site was being re- developed. They queried how the phosphates issue was being dealt with here. It was noted that more housing in Galhampton could be positive for Castle Cary, as it could bring more footfall to the town. The finish of the proposed housing was noted as not in keeping with the existing local houses in the rest of Galhampton.

Highways had made no objections to the application.

Proposal: It was proposed that this application be supported with comments added.

Resolved: The Planning Committee voted unanimously in support of this application. With the following comments: that the entrance /exit to the development is located straight onto the main road and this is potentially dangerous if traffic speeds here. New residents trying to walk along the main road will be in danger from passing cars as there are no pavements. In addition they would have preferred the facings of the new houses with finishes more in keeping with the local character /stone.

TRO Bridgewater Buildings	To agree the specification for the traffic consultant for the TRO.	Bridgewater Buildings Castle Cary BA7 7DU	
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This item was discussed 6th. JM explained that SCC Highways have put a Traffic Regulation Order on the lane. There have been a significant number of objections from residents sent to Highways about this. CCTC would like to engage a consultant to aid the town's case against this to Highways. His work will cost £800. Decisions will be taken in January. The Council have money earmarked for legal work. Proposal: It was proposed that the Traffic Consultant was engaged by CCTC to undertake this work. Resolved: A vote was taken with unanimous support given.			
22/03031/FUL	Single storey ground floor extension to existing bedroom to provide wet room for persons with physical disability	Mr Anthony Wood Blackberry Hill Residential Care Home Ansford Road Castle Cary Somerset	20 th December 2022
This item was the last to be discussed. JM gave the details. PB explained that all care homes need this this facility. The extension will not be overlooked. Proposal: JM proposed that CCTC accept and support this application. PB 2nded this. Resolved: A vote was taken and unanimous support was given.			

P43 To note the determination notices and notices of appeal received

The determinations were noted

The meeting ended at 20:05pm.

C Craner-Buckley

Claire Craner-Buckley
Deputy Town Clerk