



MINUTES OF PLANNING COMMITTEE MEETING

held on Monday 3rd February 2025

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

Town Councillors attending: Trevor Oats (Chair), Margaret Bebbington (Vice Chair), , Frances Alden, Philippa Biddlecombe, Dave Gill, Andrew Lane, Judi Morison, Pek Peppin and Angela Piggott.

Ansford Parish Councillors attending: None

SSDC Councillors: None

8 Members of Public Present, 2 spoke publicly.

Officer: Deputy Town Clerk Terena Isaacs

The meeting started at 19.00pm

P41 To receive apologies for absence

Apologies received from Linda Ball, Tom Trouton and Robert Brown.

P42 To approve the Minutes of meeting of 2nd December 2024

The minutes were approved and signed by the chair.

P43 To receive Declarations of Interest

None

P44 To consider applications received (as of Wednesday 29th January 25) and detailed below.

P45 To note the determination notices and notices of appeal received and detailed below.

None

P46 To discuss and promote the Neighbourhood Plan review and the need for working group members.

Councillors discussed and will take forward.

Contact to be made with Ansford Parish Council, promote the review and encourage new members for working group to take forward. First meeting date to be arranged and confirmed.

Application No	Proposal	Applicant details	Observation Expiry
24/02988/S73A	S73A Application to vary Condition 10, Informative 03 (Approved Plans) sought to facilitate an improved design and layout of planning consent 07/05328/REM; Erection of 24 houses and formation of vehicular access and pedestrian access onto Cumnock Road. (Reserved matters of outline application no. 03/00100/OUT)	The Nurseries Upper High Street Castle Cary Somerset BA7 7AR	Extension for response – 13 th February 2025
Councillors had a full discussion regarding this application. The Height of the buildings will affect privacy by potential overlooking of development. Design and appearance of the new development is out of keeping with the rest of the surrounding area. Choice of materials and building techniques are not seen reflected in surrounding buildings. This new development is located adjacent to the listed John Boyd factories. Proposal: MB proposed, and PB seconded to Object to this application. Councillors voted 8:1 to object to this application.			
24/02946/REM	Reserved Matters application for the erection of 200 dwellings (70 affordable and 130 open market) with associated highways, drainage, landscaping and public open space - details of appearance, landscaping, layout and scale following Outline Planning Permission 19/01840/OUT (Appeal reference APP/R3325/W/20/3259668). Location: Land North of Ansford Hill Ansford Castle Cary BA7 7PD	Land North of Ansford Hill Ansford Castle Cary BA7 7PD	Response by 12 th February 2025
Councillors had a full discussion regarding this application. There were concerns raised about the choice of suitable materials representing the vernacular and aesthetic appearance. Details on pedestrian access and safety to the centre of town and schools. The design of attenuation ponds in an area where flooding is known to occur and size of holding capacity. Proposal: MB proposed, and PB seconded to Object to this application. Councillors voted unanimously to Object this application.			
25/00200/TCA	Notification of intent to carry out Tree Surgery works to No. 1 Tree (Italian Cypress) - reduce its height by approximately 6 feet to bring it to a	Bailey Courtyard Bailey Hill Castle Cary Somerset	Notification only

	more manageable height for future trimming.		
Councillors noted this application			

The meeting ended at 19.53pm

Terena Isaacs

Terena Isaacs
Deputy Town Clerk