



MINUTES OF PLANNING COMMITTEE MEETING

held on Monday 7th April 2025

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

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

Ansford Parish Councillors attending: None

Somerset Councillors: None

Officer: Lisa Davis - Town Clerk

There were no members of the public present.

The meeting started at 7.00pm

P52 To receive apologies for absence

P53 To approve the Minutes of meeting of 3rd March 2025

P54 To receive Declarations of Interest

P55 To consider the list of applications received (as at 02/04/25) detailed below

P56 To note the determination notices and notices of appeal received and detailed below

P52 To receive apologies for absence

Tom Trouton and Terena Isaacs had sent their apologies.

P53 To approve the Minutes of the meeting held on 3rd March 2025

The minutes were approved (7 – for, 2 – abstained, 0 – against) and will be signed by the chair at a later date.

P54 To receive Declarations of Interest

There were no declarations of interest

P55 To consider applications received (as of 2nd April 2025) and detailed below:

Application No	Proposal	Applicant details

25/00384/FUL	Redevelopment of existing commercial buildings and yards at Shatwell Yard and existing dwelling at Dairy Cottage, including demolition and replacement of buildings and conversion of existing buildings to provide 18 hotel suites, family suite at Dairy Cottage, and ancillary services, function room, and associated access, parking and landscaping, including new access, reception, and parking area for existing adjacent hotel.	Shatwell Yard Shatwell Lane Yarlington Wincanton Somerset BA9 8DL
	Councillors had no comments on this development in a neighbouring parish. It was noted that CCTC had been notified of this application but are not notified of applications in Ansford.	
25/00385/LBC	Redevelopment of existing commercial buildings and yards at Shatwell Yard and existing dwelling at Dairy Cottage, including demolition and replacement of buildings and conversion of existing buildings to provide 18 hotel suites, family suite at Dairy Cottage, and ancillary services, function room, and associated access, parking and landscaping, including new access, reception, and parking area for existing adjacent hotel.	Shatwell Yard Shatwell Lane Yarlington Wincanton Somerset BA9 8DL
	Councillors had no comments on this development in a neighbouring parish. It was noted that CCTC had been notified of this application but are not notified of applications in Ansford.	
25/00275/DPO	Application to modify a S106 Deed Agreement dated 14th April 2022 to make amendments to Schedule 3 (youth facilities & changing rooms) relating to planning application 19/01840/OUT; Erection of 200 dwellings (70 affordable and 130 open market) with associated highways, drainage, landscaping and public open space Location: Land North of Ansford Hill Ansford Castle Cary Somerset BA7 7PD	Land North of Ansford Hill Ansford Castle Cary Somerset BA7 7PD Wyke Farms Ltd
	A discussion was had around the allocation of S106 contributions for Castle Cary and Ansford, that is a single community with a shared Neighbourhood Development Plan, and the implications of the proposed modification on the Donald Pither Pavilion. If approved this would cause actual harm to the Pavilion project. It was noted that all Changing Room allocations to date have been allocated to the Pavilion as it is the only live project.	

	Proposal: Pek Peppin proposed and Judi Morison seconded to strongly object to this application. Councillors voted unanimously to object to this application.	
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P56 To note the determination notices and notices of appeal received and detailed below
Determinations

There were no determination notices and notices of appeal received

The meeting ended at 7.36pm

Lisa Davis
Town Clerk