



MINUTES OF PLANNING COMMITTEE MEETING

held on Monday 6th July 2026

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

Town Councillors attending: Trevor Oats (Chair), Linda Ball, Margaret Bebbington, Philippa Biddlecombe, David Bright, Dave Gill and Angela Piggot

Ansford Parish Councillors attending: None

Somerset Councillors: Cllr Kevin Messenger

Officer: Terena Isaacs - Deputy Town Clerk

The meeting started at 7pm

1 member of public present.

P01 To receive apologies for absence

Apologies from Judi Morison, Pek Peppin and Gavin Crisp

P02 To approve minutes for Monday 1st June 2026

Minutes approved and signed

P03 To receive Declarations of Interest

None

P04 To give an update on the Neighbourhood/Local plan

Neighbourhood plan meeting held before Planning meeting, full update and information given.

P05 To discuss and respond to the invitation from Somerset Communities Raging Against Poor Planning (SCRAPP)

Emma Snead, Chair of SCRAPP gave an update and overview of why the organisation has been set up and how it can support and give assistance to Town and Parish Councils who have subscribed. Emma plead with CCTC to join the organisation.

Proposed to go to Full Council by PB

Seconded AP Vote unanimous

P06 To consider the list of applications received (as of 1st July 2026) detailed below

Application No	Proposal	Applicant details
26/00860/OUT	Outline Application with some matters reserved except for access for up to 77 dwellings with associated highways, drainage, public open space and green infrastructure.	Land South of Maggs Lane Ansford Castle Cary Somerset BA7 7JJ
CCTC have concerns with increased traffic movement especially during drop off and pick up times for the secondary school and the number of coaches in the area during these times. Loss of green space and established trees and hedge line. Proposal made to object to this application.		
Proposed by PB	Seconded by MB	Vote Unanimous
26/01288/LBC	Replacement of rainwater goods to the front (road facing) elevation of the building, with a few return lengths of guttering along sides.	Castle Cary Community Primary School Park Street Castle Cary Somerset BA7 7EH
Application fully discussed and proposal made to support this application.		
Proposed by DB	Seconded by MB	Vote Unanimous
26/01395/COU & 26/01383/LBC	Proposed change of use of public house to form one dwelling house. Change of use to incorporate the existing first floor residential accommodation as one two-storey dwelling house.	Bay Tree South Street Castle Cary Somerset BA7 7ET
Application fully discussed and proposal made to support this application.		
Proposed by PB	Seconded by LB	Vote Unanimous
26/01323/S73	S73 Application to vary Condition 03 (materials) due to the Bradstone Block being discontinued, alternative options are being sought relating to 25/00843/HOU; Conversion of existing double garage ground floor into a wheelchair-accessible bedroom and wet room, installation of additional windows to front & rear	Wychelm South Cary Lane Castle Cary Somerset BA7 7ER

Application fully discussed and proposal made to support this application.		
Proposed by AP	Seconded by PB	Vote Unanimous
26/01426/FUL	Conversion of former ambulance station with self-contained flat into single dwelling with associated works (retrospective application)	Castle Cary Ambulance Station Victoria Park Castle Cary Somerset BA7 7DG
Application fully discussed and proposal made to cede the decision to Somerset Council due to the lack of experience when dealing with retrospective planning applications.		
Proposed by TO	Seconded by PB	Vote Unanimous
26/01284/TCA	Notification of intent to carry out Tree Surgery Works to No. 2 Trees within a Conservation Area. T1 - Oak: crown raise by approx 1-2m all around. Thin remainder of the canopy by approx 20%. Both processes are in aid of encouraging better light to the gardens to allow shrubs etc to flourish and to provide clearance from the outbuildings.	Rowan Cottage Church Street Castle Cary Somerset BA7 7EL
Noted		
26/01285/TCA	Notification of intent to carry out tree surgery works to No. 1 Apple Tree (T1) to reduce canopy by approx 2m and thin the remainder of the tree by up to 20% to manage size within a Conservation Area Location: Sandybank South Street Castle Cary Somerset BA7 7EW	Sandybank South Street Castle Cary Somerset BA7 7EW
Noted		

The meeting ended at 7.25pm
Terena Isaacs
Deputy Town Clerk