

Agenda item

Planning Application 22/02814/FUL - Land Os 6200, Land East of Station Road, Castle Cary, Somerset

- [Meeting of Planning Committee - South, Tuesday, 24th September, 2024 1.30 pm \(Item 31.\)](#)

To consider an application for full planning permission for the erection of 29 dwellings, formation of vehicular and pedestrian access from Station Road, landscaping, parking, drainage and other associated infrastructure works.

Decision:

Resolved:

That planning application 22/02814/FUL to consider an application for full planning permission for the erection of 29 dwellings, formation of vehicular and pedestrian access from Station Road, landscaping, parking, drainage and other associated infrastructure works at Land Os 6200, Land East of Station Road, Castle Cary, Somerset be APPROVED.

Voting: Unanimous in favour

Minutes:

The Planning Officer presented the application as detailed in the agenda report and with the aid of a Powerpoint presentation to highlight key elements of the proposal including:

- Site location.
- An indicative masterplan.
- Vehicular and pedestrian access
- Proposed heights
- Affordable housing mix
- Landscape plan
- Proposed materials
- Street elevations

He referred to the key considerations being the principle of development, benefits, statutory consultees and phosphates.

The application was recommended for approval subject to the conditions and terms of a S106 agreement as set out in the agenda report.

One member of the public addressed the committee in objection to the application.?

Their comments included:

- Castle Cary has been overwhelmed with new housing in recent years
- The development negatively impacts the nature and character of Castle Cary.
- The decision on this application should be deferred for a thorough assessment of housing need in Castle Cary.

The Division Member, Councillor Henry Hobhouse (who was predetermined and therefore unable to vote on the item) asked officers in Planning and Legal for several points of clarification including:

- Members should consider the case of Edwards Ware Homes vs The Secretary of State regarding government instructions to ignore a five year land supply when making this decision.
- There has been an increase in police presence at this location and this is concerning.
- There should be more effective speed control along Station Road to cope with increase in the volume of traffic.

In response, officers advised;

- Officers are unable to advise members on the case that Cllr Henry Hobhouse has referred to at short notice.
- The titled balance in the NPPF doesn't say that applications can't be refused if the harm outweighs the benefit.
- Currently there are 465 new homes in the pipeline for Castle Cary.
- The 15% improvement in drainage is a figure agreed by the LLFA and the applicant.
- The affordable housing officer has confirmed that there is a local affordable housing need in Castle Cary.
- The Highways Officer confirmed that the data shows an increase of 15 vehicles in the peak hour because of this development, which is not severe and therefore not a significant concern for the local highway network.

During discussion, the following points were made by members;

- Members require a breakdown of all applications that are pending approval or approved but not started in order to assess the cumulative impact of planned development in Castle Cary.
- Regarding Castle Cary and Ansford Neighbourhood plans and direction of growth, how much material weight is given to those above the South Somerset Local Plan.

At the conclusion of the debate, the officer's recommendation to approve the application was proposed by Councillor Peter Sieb and seconded by Councillor Tim Kerley.? When put to the vote, the proposal was carried by all voting members voting unanimously in favour.

Resolved:

That planning application 22/02814/FUL to consider an application for full planning permission for the erection of 29 dwellings, formation of vehicular and pedestrian access from Station Road, landscaping, parking, drainage and other associated infrastructure works at Land Os 6200, Land East of Station Road, Castle Cary, Somerset be APPROVED.

Voting: Unanimous in favour