



# CREWKERNE TOWN COUNCIL

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Councillors are hereby summoned, and members of the press and public are invited to attend the next meeting of **Planning and Highways Committee** of Crewkerne Town Council, to be held in the Council Chambers, Market Square on Monday 8 November 2021 at 6.45p.m.

**Note:**

Members of the public who wish to view the meeting proceedings, either in real time or afterwards, can access the meeting through the following link:

<https://www.youtube.com/channel/UCTA9K-7L4Onjeli2Gtz7tCg>

Katharine Sheehan  
Town Clerk  
Tuesday 2 November 2021

## AGENDA

1. **To note apologies for absence.**
2. **Open Forum:** Questions may be put to the Committee during this Public Participation Session of up to 30 minutes and a maximum of 3 minutes per person.
3. **To confirm the minutes of the previous meeting** on Monday 11 October 2021.
4. **Declarations of interest** in items on the agenda.
5. **To receive the Clerk's update report.**
6. **To consider Planning Applications** as per the attached list.

Please note that the Town Council is a Statutory Consultee for Planning Applications and as such does not make decisions on any application. Any recommendations and comments this Committee make will be fed into the planning process. South Somerset District Council is the Planning Authority and will issue the decision notices on all applications.

7. **To receive planning decision notices from District Council.**
8. **Update on the Ecology Report for the proposed development on land at Kithill:** To consider if a letter from the Town Council should be sent to South Somerset District Council and to agree the content therein.
9. **North Street overgrowth on bank:** To receive a quote along with legal advice from SALC in respect of the proposal to engage a contractor to cut the area.
10. **To receive a copy of the Planning Inspectorate decision** not to upgrade footpaths CH33/36, CH 33/35 and CH 33/34 to restricted byways.
11. **Correspondence. To receive correspondence from residents on the following:**
  - A request to explore the possibility of the Town Council purchasing land at Brickyard Lane adjacent to Bincombe Beeches.
12. **To receive any other Matters of Report** (for information).
13. **Date of next meeting:** Monday 13 December at 6.45 p.m.



**CREWKERNE TOWN COUNCIL**  
**Planning and Highways Committee Meeting**  
**Monday 8 November 2021**

**Item 6 – New Applications – South Somerset District Council**

**21/03046/HOU**      **81 Bushfield Road Crewkerne TA18 8HW**  
Demolition of existing side single-storey element. Erection of two-storey side extension.

**21/01135/HOU**      **3 Kingswood Road Crewkerne TA18 8JW**  
Erection of a two-storey side

**To Note:**

**21/03018/NMA**      **Crewkerne Key Site 1 Land East Of Crewkerne Between A30 And A356 Yeovil Road Crewkerne TA18 7HE**  
Non Material Amendment to application approved 20/00149REM to: i) Minor alterations to plans (approved under condition 1 under the outline planning permission) including the following: - Removal of all canopy support walls to applicable plots indicated - Timber frame versions to plots 1-6 replacing standard masonry versions (minor footprint alterations due to wall thicknesses) - Additional path introduced between parking bays 25 /26 - Garages to plots 52/54 have been repositioned, - Plot 60 has relocated forward to allow a 1200mm gap between dwelling and garage, - Private driveway to front of plot 53 widened by 200mm (to allow 6m manoeuvre distance), - Private driveway to front of plot 60 widened by 120mm (as above), - Garden to apartment block detailed to indicate communal drying area, visitors' external cycle parking and updated bin store.

**21/02988/DOC1**      **Land At Blacknell Lane Trading Estate Blacknell Lane Crewkerne**  
Discharge of conditions No.03 (external materials), No.04 (CEMP), No.05 (scheme for contamination of land, controlled waters and/or ground gas ), No.06 (gas protection), No.07 (footway), No.08 (surfaced access-way from the carriageway edge to the entrance gates) and No.09 (surface water drainage) of planning application 20/03067/FUL

**Item 7 - To receive planning decision notices from South Somerset District Council**

**21/02987/NMA**      **Land At Blacknell Lane Trading Estate Blacknell Lane Crewkerne**  
Non Material Amendment to approved application 20/03067/FUL to reduce the scale and footprint of the generators and reduce the number of generators from 4 to 3  
**Approved**

**21/02955/TCA**      **5 Lyme Road Crewkerne TA18 8HE**  
Notification of intent to carry out tree surgery works to various trees included within Conservation Area  
**Decision – No TPO necessary**

**21/02814/TCA**      **25 Hermitage Street Crewkerne TA18 8ET**  
Notification of intent to carry out tree surgery works to No. 01 tree within a conservation area  
**Decision – No TPO necessary**

21/02368/HOU

**28 Winyards View Crewkerne TA18 8HZ**

Proposed single storey extension.

**Approved**

21/00574/OUT

**Land South Of Blacknell Industrial Estate Blacknell Lane Crewkerne**

Outline planning application with all matters reserved aside from access for Class E (Commercial, Business and Service), B2 (General Industry) and B8 (Storage and Distribution) uses and associated infrastructure on land at Blacknell Lane industrial estate, Crewkerne.

**Approved**





## Planning & Highways Agenda item 8

At the Full Town Council meeting on Monday 25 October, a member of the public spoke regarding a complaint raised with the Chartered Institute of Ecology and Environmental Management regarding an Ecology Report sent in support of the planning application for 150 houses on land at the top of Kithill.

The complaint argued that:

1. The executive summary of the report described the site as 5.6 hectares. The entire site is 15.40 hectares. The 10 hectares not surveyed includes multiple hedgerows, and trees and a stream which flows into the River Parrett.
2. The Bat survey also only covered 5.6 hectares but it does include the hedgerow missed in the Ecology Assessment.
3. The Ecology Assessment states that it was assessed that there were no badger setts on or within 20 metres of the site, but the Somerset Badger Group have recorded the main setts, one of which was within 15 metres of the 5.6 hectares covered.
4. The ecology assessment states that there are no ponds within 500 metres of the site. There were at least 6 ponds recorded, all within the 250-metre zone.
5. The hedgerow along the northern boundary which was not included in the ecology assessment runs across 3 fields and along Kithill Lane. The hedge is clearly visible along the northern boundary, but is drawn as a fence on the hedgerow map.
6. The dormice survey shows the hedgerows across the entire site which may be used by dormice based on known habitat preferences. There are other hedgerows that were not included in the Ecology Assessment which may be important habitat for Dormice.

The full report sent to CIEEM is available from the office.

Subsequently, the CIEEM held a professional conduct hearing on 9th September 2021 and the ecologist who submitted the report was found in breach of clause 4 of the Code of Professional Conduct in respect of work undertaken at the proposed development site.

Clause 4 states that members should exercise sound professional judgement in their work, clearly identifying the limitations and applying objectivity, relevance, accuracy, proportionality and impartiality to information and professional advice provided, including having regard to the relevant published technical guidance and standards and complying with all laws.

The member of the public requested that the Town Council write to South Somerset District Council to request that the Ecological survey is disregarded from this and any further planning applications for this site.

## Planning & Highways Agenda item 9

At the July Full Council meeting, Councillors agreed to engage a contractor to cut back the worst areas of vegetation overhanging North Street, subject to approval of the landowners.

A quote had been requested and is attached. The quote is more than was initially assessed.

Following a conversation with the Clerk, the Deputy Clerk sought legal advice from the Somerset Association of Local Councils. Their response was:

*(The Town Council) does not have the power to act and any interference with private property could be construed as criminal damage and/or result in legal action. SCC has the power to cut back dangerous vegetation and recharge the cost to the landowner but the town council has no such power to do so.*

Agenda item 11: Correspondence:

I am a newcomer to Crewkerne and therefore may be viewed as a typical in coming busy body.

When I go into town my route goes down the path near the Old Tannery off North Street. I noticed that there is a billboard up by Greenslade Taylor Hunt for a double building plot. Since I first came here a couple of months ago, I have visited Bincombe and think it is absolutely wonderful. It must act as a lung for the town.

This building plot skirts Bincombe and in fact I thought the plot was part of the reserve. If houses were to be built on this site surely the mature trees at the top of the bank would have to be felled? I got talking to a couple who were passing by and they said there were preservation orders on two of the trees on the site. They also told me that the owner of the plot lived in New Zealand?

Would it not be prudent to explore the possibility of raising money to buy the land for Bincombe Reserve?