

CREWKERNE TOWN COUNCIL

Minutes of a meeting of the PLANNING AND HIGHWAYS COMMITTEE held in the Council Chamber on Monday 8 November 2021 at 6.45 p.m.

PRESENT:

Cllrs. R. Cottle (Chairman), K. Head, B. Hodgson, R Pailthorpe, J. Roberts, A. Samuel and D. Wakeman.

In attendance:

Deputy Clerk L. Gowers, Town Clerk, K. Sheehan (via Zoom) and Cllr. M. Best (via Zoom) and 5 members of the public.

63 TO NOTE APOLOGIES FOR ABSENCE

21/22

Apologies for absence were received and accepted from Cllrs. C. Aslett (unwell), T. Bond (unwell), J. Roundell Greene (personal) and A. Stuart (personal).

64 OPEN FORUM

21/22

Two members of public wished to speak.

1. The first, requested clarification of planning application 21/03018/NMA as the application form and the covering letter contradicted each other as to which plan was to be amended. He also asked if the Inspector's decision not to confirm the upgrade of footpaths CH33/36, CH33/35 and CH33/34 to Restricted Byways had any implication for the key site in Crewkerne.
2. The second member of the public asked the Town Council to exert pressure on South Somerset District Council to ensure that ten hedgerows within the proposed development site on land at Kithill were protected by hedgerow retention notices. The request was being made as the ecology assessment produced for the planning application had not followed due process and the ecologist who submitted the report was found to be in breach of clause 4 of The Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct in respect of work undertaken at the proposed development site.

The chairman acknowledged that he had received numerous representations regarding protection of the hedgerows on the proposed development land at the top of Kithill. He confirmed that this subject would be an agenda item for a future meeting. He thanked those members of the public for their hard work and effort.

65 TO CONFIRM THE MINUTES OF THE PREVIOUS MEETING

21/22

It was AGREED that the minutes of the Planning and Highways Committee held on Monday 11 October 2021 be APPROVED.

66 DECLARATIONS OF INTEREST

21/22

None

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21/22

TO RECEIVE THE CLERK'S UPDATE REPORT

The Deputy Clerk reported that Taylor Wimpey had been in contact and intended to “break ground” on the key site within the next month.

She also requested volunteers for the following:

- To lift the crib into the trailer to allow for it to be installed on the Town Hall on Sunday 14 November.
- To help with the Lighting Up event on Friday 19 November
- To help set up and break down the Christmas market on Saturday 20 November.

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21/22

TO CONSIDER PLANNING APPLICATIONS

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

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

Noted:

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

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21/22

TO RECEIVE PLANNING DECISION NOTICES FROM THE 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

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21/22

UPDATE ON THE ECOLOGY REPORT FOR THE PROPOSED DEVELOPMENT ON LAND ON KITHILL

Councillors noted that a complaint from a member of the public was upheld by the Chartered Institute of Ecology and Environmental Management, regarding the Ecology Report sent in support of the planning application 18/01737/OUT for 150 houses on land at the top of Kithill.

It was **AGREED** that a letter should be sent to South Somerset District Council to draw this information to their attention in their capacity as the Local Planning Authority. Further, it was agreed that the letter should include the following six points and also request protection for the 10 hedgerows that were rated as “Important” in the 2018 Sunflower Preliminary Ecological Appraisal.

- The executive summary of the report described the site as 5.6 hectares. The entire site was 15.40 hectares. The 10 hectares not surveyed included multiple hedgerows, and trees and a stream which flowed into the River Parrett.
- The Bat survey only covered 5.6 hectares but it did include the hedgerow missed in the Ecology Assessment.

- The Ecology Assessment stated that there were no badger setts on or within 20 metres of the site, but the Somerset Badger Group had recorded the main setts, one of which was within 15 metres of the 5.6 hectares covered.
- The Ecology Assessment stated that there were no ponds within 500 metres of the site. There were at least 6 ponds recorded, all within the 250-metre zone.
- The hedgerow along the northern boundary which was not included in the ecology assessment ran across 3 fields and along Kithill Lane. The hedge was clearly visible along the northern boundary but was drawn as a fence on the hedgerow map.
- The dormice survey showed the hedgerows across the entire site which could be used by dormice based on known habitat preferences. There were other hedgerows that were not included in the Ecology Assessment which could be important habitat for dormice.

71 **NORTH STREET OVERGROWTH ON BANK**

21/22

It had been agreed at a previous meeting to request a quote from a contractor to cut the overgrowth along a section of North Street on a blind bend. The quote was more than double the original estimate. The Deputy Clerk had also requested advice from the Somerset Association of Local Councils on the legality of cutting back on property that was not owned by the Council. SALC had advised that the Town Council did not have the power to act and that any interference with private property could be construed as criminal damage and/or result in legal action. Somerset County Council had the power to cut back dangerous vegetation and recharge the cost to the landowner but the town council had no such power to do so.

After discussion, and based on the above, it was **AGREED** that a strongly worded letter, along with photos, was sent to Highways to re-iterate that the Town Council considered the overgrowth a safety issue as it pushed traffic into oncoming vehicles.

72 **TO RECEIVE A COPY OF THE PLANNING INSPECTORATE DECISION NOT**
21/22 **TO UPGRADE FOOTPATHS CH33/36, CH33/35, AND CH33/34 TO RESTRICTED**
BYWAYS

Received and noted.

73 **CORRESPONDENCE**

21/22

A member of the public had written to ask that the Council considered purchasing a parcel of land that was currently for sale, which was adjacent to Bincombe Beeches nature reserve. Although the land was reported to be “Under Offer”, it was agreed that it would be costly to maintain, and the Council could not justify the spend.

The Deputy Clerk was asked to establish if any Tree Protection Orders were in place for the site.

74 **TO RECEIVE ANY OTHER MATTERS OF REPORT**

21/22

Cllr. Head had received correspondence from Space4Crewkerne regarding a bid made by Somerset County Council to HM Government for £163,000,000 funding to enhance the bus services in Somerset. The correspondence asked that the Town Council write to the local MP to highlight the poor bus services in and around the town and local villages.

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21/22

DATE OF NEXT MEETING

Monday 13 December 2021 at 6.45 p.m

The meeting closed at 7.23 p.m.

Signed:

Dated:

PL11Oct2021