

CREWKERNE TOWN COUNCIL

Minutes of a meeting of the PLANNING AND HIGHWAYS COMMITTEE held in the Beech Suite, George Reynolds Centre on Monday 13 December 2021 at 6.45 p.m.

PRESENT:

Cllrs. K. Head (Elected Chair for the meeting), M. Best, T. Bond, B. Hodgson, J. Roundell Greene, A. Samuel, A. Stuart and D. Wakeman.

In attendance: Town Clerk, K. Sheehan.

76 TO NOTE APOLOGIES FOR ABSENCE

21/22

Apologies for absence were received and accepted from Cllrs. R. Cottle (work commitments), R. Pailthorpe (unwell) and J. Roberts (work commitments).

In the absence of both the Committee Chair and Vice Chair, Cllr. Head was elected to chair the meeting, with the exception of the item relating to planning applications 21/03286/FUL & 21/03287/LBC, due to having a prejudicial interest (living near to the property in question). Cllr. Best was elected to chair this item, during which Cllr. Head left the room.

77 OPEN FORUM

21/22

No members of the public present.

78 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 8 November 2021 be APPROVED. (Cllrs. Bond and Stuart abstained).

Cllrs noted that a neighbouring parish council had recently written to SSDC asking that greater consideration be given to comments from parish and town consultees in their decision making. It was AGREED that the Deputy Clerk should prepare a similar letter to be sent on behalf of the Town Council.

79 DECLARATIONS OF INTEREST

21/22

Cllr. Head declared a prejudicial interest in planning applications 21/03286/FUL and 21/03287/LBC (see minute 76 above).

80 TO RECEIVE THE CLERK'S UPDATE REPORT

21/22

None.

81 TO CONSIDER PLANNING APPLICATIONS

21/22

21/03553/DOC1 Land At Blacknell Lane Blacknell Lane Crewkerne Somerset
Discharge of Condition no 7 (Fencing) of planning application
21/00574/OUT

Recommend APPROVAL, subject to clarification on the length of time for which the fencing would be required to be in place.

21/03391/HOU **64 South Street Crewkerne TA18 8AA**
Alterations to Driveway and Garden to form off street parking area

Recommend APPROVAL, noting that Highways had not objected to this proposal and that similar access changes had been implemented in a neighbouring property.

21/03286/FUL **Galvanis 11 Church Street Crewkerne TA18 7HU**
21/03287/LBC Change of use of building into a 1-bedroom residential unit

(Cllr. Best in the Chair, Cllr. Head left the room and did not participate or vote).
Recommend APPROVAL, providing that the potential loss of commercial space has been adequately advertised before being returned to residential.

21/03005/S73 **Crewkerne Key Site 1 Land East Of Crewkerne Between A30
And A356 Yeovil Road Crewkerne TA18 7HE**
S73 Application to vary conditions 01 (appearance, landscaping, layout and scale herein after called the 'reserved matters') of planning approval 19/03482/S73; (relating to 05/00661/OUT, Comprehensive mixed-use development for 525 dwellings, employment (B1, B2, B8) primary school, community facilities, playing fields, parkland, P.O.S. structural landscaping and associated infrastructure including link road and highway improvements).

Cllr Best clarified that the proposed haul road would form the final consented spinal road of the development, noting that this had been confirmed in writing by the applicant's agent in a letter dated 23rd August 2021 available on the SSDC planning portal. Concerns raised by residents about the local ecology, including badgers and dormice, were discussed. Taylor Wimpey had confirmed that all required licences were in place. The understanding was that the compacting of the haul road by site traffic would enhance the stability of the final road structure. The Clerk was asked to liaise with Taylor Wimpey to provide public meetings in early 2022 (covid restrictions permitting) to enable residents to attend and raise any concerns directly.

Recommend APPROVAL.

The following applications were noted:

21/03567/TPO **5 Bramley Close Crewkerne Somerset TA18 7DL**
Application to carry out Tree Surgery Works to No. 1 Tree as shown within the South Somerset District Council (CREW 1) 1988 Tree Preservation Order.

21/03587/TCA **1 The Lawns 52 West Street Crewkerne TA18 8BA**
Notification of intent to carry out Tree Surgery Works to No. 1 Tree within a Conservation Area.

21/03586/TCA **1 Gouldsbarton Crewkerne TA18 7HT**

Notification of intent to carry out Tree Surgery Works to No. 1 Tree within a Conservation Area.

82 **TO RECEIVE PLANNING DECISION NOTICES FROM THE DISTRICT**
21/22 **COUNCIL**

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

21/02819/HOU **5 Westover View Brickyard Lane Crewkerne Somerset TA18**
7BA
Erection of a single storey rear and side extension and front porch.
Approved

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

The above planning decision notices were noted.

83 **TO NOTE A NEW TREE PRESERVATION ORDER**
21/22 **South Somerset and District (Crewkerne & Misterton no. 1) Tree Preservation Order 2021**

Received and noted.

84 **TO CONSIDER IF THE TOWN COUNCIL SHOULD SUPPLY CARDS TO PUT**
21/22 **ON INCONSIDERATELY PARKED VEHICLES**

Following a request from a resident, Councillors considered the issue of inconsiderate parking in certain parts of the town. It was noted that this can cause access issues for both service and emergency vehicles. It was felt that, as the Town Council had no authority in this area, they were reluctant to go ahead with a scheme of this nature. Councillors also considered that an inconsiderately parked vehicle would be subject to the judgement of the person monitoring the road and it may be difficult to ensure consistency between individuals. It was suggested that any inconsiderately parked vehicles were reported via the 'Report a badly parked vehicle' function on the Somerset County Council website. Additionally, the Deputy Clerk would be asked to liaise with the PCSOs, and an article placed in a future newsletter.

85 **TO RECEIVE ANY OTHER MATTERS OF REPORT**
21/22

Cllr Best reported that the County Council had introduced a new issue reporting service for road defects and repairs which could be accessed at <https://www.somerset.gov.uk/roads-and-transport/report-a-problem-on-the-road/>.

Cllr Stuart requested that Western Power Distribution be approached to repair the Station Road street lights quicker than scheduled, due to safety concerns.

Cllr Head reported that the gully emptiers would be working along the A30 and Hermitage Street during the week.

It was also noted that lights near Waitrose were not currently working and the Deputy Clerk would be asked to establish ownership before requesting repair.

86
21/22

DATE OF NEXT MEETING

Monday 10 January 2021 at 6.45 p.m (venue/Zoom tbc)

The meeting closed at 7.30 p.m.

Signed:

Dated:

PL13Dec2021

DRAFT