



TOWN HALL  
Market Square  
Crewkerne  
Somerset  
TA18 7LN  
01460 74001

[towncouncil@crewkerne.gov.uk](mailto:towncouncil@crewkerne.gov.uk)

Councillors are summoned and members of the public and press are invited, to attend a meeting of the **Planning and Highways Committee** of Crewkerne Town Council to be held on **Monday 11 July 2022** in the Council Chamber, Town Hall at 6.45pm.

**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-7L4Onjcli2Gtz7tCg>

K Sheehan (signed on original)  
Town Clerk  
Tuesday 5 July 2022

## Agenda

**Open Forum:** Questions may be put to the Committee in person during this Public Participation Session of up to 15 minutes and a maximum of 3 minutes per person. Issues received by the Clerk a minimum of 3 working days before the meeting (i.e., by 5pm on the preceding Wednesday) will receive a response during this session. Issues raised in this session without prior notice may be referred to the Clerk to respond to within 10 working days or listed on a subsequent agenda.

1. **To note apologies for absence.**
2. **Declarations of interest in items on the agenda.** (NB this does not preclude later declarations).
3. **To confirm the minutes of the previous meeting** on Monday 13 June 2022.
4. **To receive the Clerk's update report.**
5. **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.

6. **To receive planning decision notices from District Council.**
7. **To receive the updated Action Status Report.**
8. **To consider putting a proposal to SSDC that some planning matters be devolved to The Town Council**
9. **To receive an update regarding the Neighbourhood Plan.**
10. **Correspondence. To receive correspondence from residents on the following:**
  - Visibility at the junction of South Street and Thomson Drive
11. **To receive any other Matters of Report (for information).**
12. **Date of next meeting: Monday 8 August 2022 at 6.45 p.m.**

**CREWKERNE TOWN COUNCIL**  
**Planning and Highways Committee Meeting**  
**Monday 11 July 2022**

**Item 5 – New Applications – South Somerset District Council**

- 22/01399/HOU**      **3 Kingswood Road, Crewkerne. TA18 8JW**  
Erection of a two-storey side extension to dwelling
- 22/01525/COL**      **105 Park View Crewkerne Somerset TA18 8JG**  
Certificate of Lawfulness application for the proposed single storey side extension.
- 22/01666/PDE**      **19 Thomson Drive Crewkerne. TA18 8AQ**  
Proposed rear extension (i) the projection of the rear extension beyond the rear wall is 3.50m (ii) the maximum height of the extension is 2.50m (iii) the height at the eaves of the extension is 3.80m

**Item 6 - To receive planning decision notices from South Somerset District Council**

- 22/01634/TCA**      **Willow Cottage Brickyard Lane Crewkerne TA18 7BA**  
Notification of intent to fell No. 1 tree within a Conservation Area.  
APPLICATION AMENDED 14.06.22 to Intent to Fell or to Reduce Crown No. 1 Tree within a Conservation Area.  
**It was not proposed to place a Tree Preservation Order on the tree in question and therefore the work proposed may be carried out. If the work specified within the notification relates to felling rather than pruning, SSSDC would be grateful if the property owners would consider planting an appropriate replacement that was suitable for the location.**
- 22/01262/LBC**      **23 North Street Crewkerne Somerset TA18 7AL**  
To undertake essential maintenance work across the kitchen extension, including tanking, replacing the floor, ceiling and window. To install mechanical extract through wall. To alter the retaining wall.  
**Approved**
- 22/01114/HOU**      **54 West Street Crewkerne Somerset TA18 8BA**  
Erection of a two-storey extension to replace Conservatory.  
**Approved**
- 22/00817/HOU**      **47 Thomson Drive Crewkerne Somerset TA18 8AQ**  
Conversion of loft to include roof window to the front elevation and dormers to the side and rear  
**Approved**



21/02373/OUT

**245-247 South Street Land Opposite Viney Bridge Mills Crewkerne  
Somerset TA18 8AE**

Outline application for the erection of 3no 1 bedroom dwellings, access and parking with all matters reserved save for access.

**Refused with the following reasons:**

1. Insufficient information has been submitted to satisfy the LPA that the ecology impacts from the development have been sufficiently taken into account and, as such, satisfactory mitigation measures have not been provided, in line with policy South Somerset District Council Local Plan - Policy EQ4 Biodiversity and the provisions of the NPPF.
02. The site falls within the catchment area of the Somerset Levels and Moors Ramsar Site which is at risk from the effects of eutrophication caused by excessive phosphates. The development proposed has not been accompanied by sufficient information or evidence to explain how foul water will be disposed of and managed, nor details of any mitigation required. Such information is required to enable the undertaking of a Habitat Regulations Assessment. Due to insufficient information being provided, the proposal is therefore contrary to Policies EQ4 and EQ7 of the Local Plan and the provisions of the NPPF.
03. The application is not supported by an adequate Flood Risk Assessment to consider the impact of the development on the watercourse underneath the site and whether it would increase surface water flooding, which the site already experiences. There is insufficient information to determine whether the development would exacerbate flood risk at the site and so is contrary to policy EQ2 and EQ7 of the Local Plan and the provisions of the NPPF.



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	<b>Subject</b>	<b>Action</b>	<b>Status</b>	<b>Responsibility</b>	<b>Status</b>
<b>Jul-20</b>	Millers Garage	To keep on an agenda with regular updates	To keep on an agenda with regular updates.	Clerk/Deputy Clerk	Ongoing
<b>Aug 20</b>	Speed of traffic around the town	Mike Best was meeting the traffic engineer in town and would raise the problem as part of their discussion	July 22 Meeting of Highways, P Maxwell, S Ashton and T Bond organised	Highways/P&H Chair	ongoing
	Various issues around the town	Arrange workshop with Highways engineer.	July 22 Meeting of Highways, P Maxwell, S Ashton and T Bond organised	Highways/P&H Chair	Ongoing
<b>Nov-20</b>	Ongoing issues with several gullies in the town	Deputy Clerk is putting together a spreadsheet of problems.	Ongoing contact with Highways.	Deputy Clerk/Highways	Ongoing
<b>Dec-20</b>	Dog Fouling	Locations of 2 extra dog bins to be agreed. Poster campaign to be developed. Cllrs Wakeman & Roberts to design a poster with consultation with Deputy Clerk	July 22: Have been contacted by MoP who wants to spray dog poo with bright chalk paint to shame the owners. It has worked in other places..... Create signs from brownie poster.	Deputy Clerk/Councillors	Ongoing
<b>Dec-20</b>	Diversion of Henley footpath railway crossing proposed by Network Rail and associated with the planning approval for a development on land at the top of Kithill.	Following a presentation from Network Rail, it was agreed to organise a site meeting to allow NR representatives to understand the Town Council's concerns.	May 22. Following poor answers to questions raised, a member of the public had been in contact and forwarded part of an FOI response from Network Rail, showing that the barrier has failed 9 times.	Network Rail	Ongoing
<b>Feb-21</b>	The condition of the NatWest building following the fire which has damaged the building.	SDDC has made the building safe. There are concerns that it will not be made watertight or restored by the owners.	Town Council to stay in contact with the SDDC conservation officers. May 22 Update requested – Response received – no update.	Deputy Clerk	Ongoing
<b>Feb-21</b>	Pavement Survey	Cllr. Kathy Head to work with Crewkerne Action for the Disabled to organise a survey of the town's pavements	June 22. Agreement that Space4Crewkerne will co-ordinate the pavement survey with Kathy Head.	Kathy Head/Space4Crewkerne	Ongoing

<b>Mar-21</b>	Vegetation impinging on North Street.	Vegetation hanging into the road causing traffic to move across the white line into oncoming traffic.	June 22. Contact Portfolio holder re safety aspect. More important than nesting birds.	Clerk/Deputy Clerk	Ongoing
<b>July 21</b>	The speed of traffic travelling from Church Street into Market Square, without braking or reducing speed	Deputy Clerk to contact Highways for a solution.	July 22 Meeting of Highways, P Maxwell, S Ashton and T Bond organised	Deputy Clerk/P&H Chair	Ongoing
<b>Aug-21</b>	Wall adjacent to Gouldsbrook Terrace crumbled leaving debris on the pavement.	The Deputy Clerk was asked to investigate ownership of the wall and send a letter to the owner to request that the wall was made safe	July 22: the wall was reported to SSDC building control. A surveyor was sent who believes the wall is a retaining wall for the road and pavement and therefore responsibility of Highways. Highways have been informed.	Deputy Clerk	Ongoing.
<b>Sept21</b>	Pedestrian crossings. Concerns regarding the speed of traffic and visibility of crossings. Faded road markings and lights on the bollards dim in day light	The Deputy Clerk was asked to contact Highways to request that the crossing was repainted and different lights installed, including lights on the column of the bollards.	July 22: The reflective cover has been replaced.	Deputy Clerk	Ongoing
<b>Feb 22</b>	Cars and tractors speeding around Gouldsbrook Terrace to Church Street.	Deputy Clerk to contact Highways to request a solution.	July 22 Meeting of Highways, P Maxwell, S Ashton and T Bond organised	Deputy Clerk/P&H Chair	Ongoing
<b>Apr 22</b>	Speeding issues in Broadshard	Many complaints re speed of traffic from Merriott into Broadshard.	July 22 Meeting of Highways, P Maxwell, S Ashton and T Bond organised	Deputy Clerk/S Ashton	Ongoing
<b>May 22</b>					

Planning & Highways Committee Meeting

Monday 11<sup>th</sup> July 2022

Agenda Item 8: To consider a proposal to SSDC that some planning matters be devolved to The Town Council

Introduction: Wellington Town Council have an agreement with Somerset West and Taunton Deane Council giving them delegated planning powers. The Clerk was asked to investigate further.

Wellington TC have confirmed that they are limited to making decisions on very small applications such as extensions and there must be a Planning Officer present at the meeting for the TC to make decisions. If the TC go against the Planning Officers recommendations, they run the risk of incurring any costs associated with appeals.

Financial implications: Wellington TC pay SWTDC £150 a meeting for the planning officer to attend.

Dear Laura,

I refer to your letter of 11th April 2022, and we have been waiting in vain for some improvement to the sight lines from Thomson Drive. The hedge has been cut, but not nearly enough. It is impossible to see what is coming down the road, in order to turn right, and indeed because the traffic is coming down the road from the town is on the wrong side of the road to avoid parked cars, you can't even see that to turn left. I was nearly hit head on by such a car last week.

This junction is lethal, and I ask that a site meeting is arranged as soon as possible, before someone is killed here

Yours sincerely

A solid black rectangular redaction box covering the signature area.



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K Sheehan  
Town Clerk

11 April 2022

[REDACTED]

**Thompson Drive**

Firstly, please accept my apologies for the delay answering your letter. The letter, received in January, was discussed with our County Councillor at the time. The delay in responding to you is my error.

Following investigation at the time, we believe the narrow strips of land on either side of Thompson Drive, at the junction of South Street, belong to Somerset County Council and therefore, Highways would be responsible for keeping them maintained at a level to ensure visibility at the junction.

I contacted Highways at the time, to request that the area was cut. I drove past yesterday and noticed that the bushes and greenery is quite full, so I have contacted Highways again.

Once again, I do apologise for the late response.

Yours sincerely,

Laura Gowers  
Deputy Clerk

[REDACTED]

