



TOWN HALL
Market Square
Crewkerne
Somerset
TA18 7LN
01460 74001

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 14 November 2022 in Council Chambers, The Town Hall, Crewkerne 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 8th November 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 meetings on Monday 5th September and Monday 10th October 2022.
4. To receive the Clerk's update report.
5. To consider Planning Applications as per the list available on website or via Town Council office.
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 consider a comment to APPEAL REF: APP/R3325/C/22/3308600

64 Middle Path, Crewkerne, Somerset TA18 8BG
Comments to be received by 30th November 2022

The description of the alleged breach of control is: Without planning permission, the erection of garden building in the form of a summer house (oriental style).

8. To receive the updated Action Status Report.
9. To consider a letter of support for the West of England (Exeter-Salisbury) Rail Line
Devon County Council has funded the production of a Strategic Outline Business Case for upgrading the West of England railway line, which connects Exeter to Salisbury, Basingstoke and London Waterloo.
10. Scutchings Lane: to note correspondence received regarding parking issues and consider writing to Stonewater in support of Ashlands Primary School.
11. West Street: to give further consideration to issues raised by residents in respect of changing the on-street parking layout.
12. To receive an update regarding the Neighbourhood Plan.
13. Date of next meeting: Monday 12th December 2022 at 6.45pm

CREWKERNE TOWN COUNCIL
Planning and Highways Committee Meeting
Monday 14 November 2022

Item 5 – New Applications – South Somerset District Council

22/02864/FUL 29 Market Street Crewkerne Somerset TA18 7JU
& 22/02865/LBC Retain part of former building to form lobby to rear of shop (retrospective application).

To Note:

22/03063/NMA Crewkerne Key Site 1 Land East Of Crewkerne Between A30 And A356
Yeovil Road Crewkerne TA18 7HE
Non Material Amendment to approved application 20/00149/REM to Replace
the February 2021 version of the Fallow Land Management Plan with the
October 2022 version of the Fallow Land Management Plan to remove one land
parcel and include another

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

22/02562/HOU 61 Furland Road Crewkerne Somerset TA18 8DD
Demolition of single single storey side and rear extensions and construction of
single storey side and rear extensions on a similar footprint.
Approved





South Somerset District Council

Development Management, Council Offices, Brympton Way, Yeovil,
Somerset BA20 2HT
Tel No: (01935) 462462 Fax no: (01935) 462188
Web Site: www.southsomerset.gov.uk

John Hammond – Lead Specialist - Planning

Date: 25th October 2022
Our Ref: 22/00268/ENF
Ask for: Neil Waddleton
Tel: 01935 462462

Dear Sirs

TOWN AND COUNTRY PLANNING ACT 1990
APPEAL BY: Mrs Heather Palmer
SITE AT: 64 Middle Path, Crewkerne, Somerset TA18 8BG
APPEAL START DATE: 19th October 2022
APPEAL REF: APP/R3325/C/22/3308600

An Enforcement Appeal has been lodged in respect of the above. It is to be decided on the basis of Written Representation and a site visit by an Inspector appointed by the Secretary of State.

A description of the alleged breach of control is:

Without planning permission, the erection of garden building in the form of a summer house (oriental style).

The Council issued the Enforcement Notice because:

It appears to the Council that the breach of planning control mentioned at paragraph 3 above has occurred within the last 4 years.

The land consists of a single storey dwelling house with a garden situated in a residential area located adjacent to the Crewkerne Conservation Area in an area characterised by a mixture of properties set in their own grounds. It is considered that the summer house has an overbearing relationship with the neighbouring property due to its height and size would harm the living conditions of the neighbouring residents and would be at conflict with the development plan as a whole and also by reason of its size, scale, and the material used, does not respect the character of the area and causes demonstrable harm to the residential amenity in accordance with the aims and objectives of Policy EQ2 of the South Somerset Local Plan (2006/28) and the provisions of the National Planning Policy Framework (2019).

The Council do not consider that planning permission should be given, because planning conditions could not overcome the latter objections to the development.

The appellant has appealed against the Enforcement Notice on the following grounds:

- (a) that, in respect of any breach of planning control which may be consulted by the matters stated in the notice, planning permission ought to be granted or, as the case may be, the condition or limitation concerned ought to be discharged;

- (c) that those matters (if they occurred) do not constitute a breach of planning control;
- (d) that, at the date when the notice was issued, no enforcement action could be taken in respect of any breach of planning control which may be constituted by those matters;
- (e) that copies of the enforcement notice were not served as required by section 172;
- (f) that the steps required by the notice to be taken, or the activities required by the notice to cease, exceed what is necessary to remedy any breach of planning control which may be constituted by those matters or, as the case may be, to remedy any injury to amenity which has been caused by any such breach;

Should you wish to make additional comments please write to Craig Maxwell, The Planning Inspectorate, Room 3B, Temple Quay House, 2 The Square, BRISTOL, BS1 6PN quoting the appeal reference **APP/R3325/C/22/3308600** enclosing 3 copies, within 6 weeks (**by 30th November 2022**) of the appeal starting date quoted above. These letters will not be acknowledged by the Planning Inspectorate, but they will ensure that letters received by the deadline are passed on to the Inspector dealing with this appeal, views will be also be disclosed to the parties to the appeal. If you send your representations after the deadline they will not normally be seen by the Inspector and may be returned. You can get a copy of the Planning Inspectorate booklet 'Guide to taking part in enforcement appeals proceeding by written representations' on the Planning Portal www.planningportal.gov.uk . The decision will be published on the Planning Portal. The appeal grounds can be viewed at The Council Offices at Brympton Way, Yeovil, Somerset BA20 2HT.

Yours Faithfully

John Hammond
Lead Specialist

	Subject	Action	Status	Responsibility	Status
Jul-20	Millers Garage	To keep on an agenda with regular updates	To keep on an agenda with regular updates.	Clerk/Deputy Clerk	Ongoing
Nov-20	Ongoing issues with Many gullies in the town	Deputy Clerk is putting together a spreadsheet of problems.	Nov 22: Ongoing contact with Highways. Budget spent, however clearance can be organised for urgent jobs.	Deputy Clerk/Highways	Ongoing
Dec-20	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	Oct 22: Signs created from brownie posters and brownies have put them up.	Deputy Clerk/Councillors	Ongoing
Dec-20	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.	Sept 22: Contact made with SSDC Planning regarding this pre condition and request for update.	Network Rail/SCC Footpaths officer	Ongoing
Feb-21	The condition of the NatWest building following the fire which has damaged the building.	SSDC 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 SSDC conservation officers.	Deputy Clerk	Ongoing
Feb-21	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
Mar-21	Vegetation impinging on North Street.	Vegetation hanging into the road causing traffic to move across the white line into oncoming traffic.	Nov 22. CTC awaiting response to request for refurbishment of lines.	Clerk/Deputy Clerk	Ongoing
Aug-21	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	Aug 22: Highways confirmed the wall belongs to the owner of the field and will make contact.	Highways	Highways. Do you want this left on?
Sept21	Pedestrian crossings. Concerns regarding the speed of traffic and visibility of crossings. Faded	The Deputy Clerk was asked to contact Highways to request that the crossing was repainted and different	July 22: The reflective cover has been replaced.	Deputy Clerk	Complete. Remove?

	road markings and lights on the bollards dim in day light	lights installed, including lights on the column of the bollards.			
Feb 22	Cars and tractors speeding around Gouldsbrook Terrace to Church Street.	Deputy Clerk to contact Highways to request a solution.	Nov 22. CTC to contact Highways re building out of the pavement to ensure pedestrian safety whilst crossing. This would slow traffic.	Deputy Clerk/P&H Chair	Ongoing
Apr 22	Speeding issues in Broadshard	Many complaints re speed of traffic from Merriott into Broadshard.	Nov 22. Waiting for Highways to install.	Highways	Ongoing
Aug 22	Vehicles speeding in West St.	Ask Highways to consider moving the parked cars to the other side of the road creating a chicane to slow the traffic.	Nov 22. See agenda item	Deputy Clerk/P Maxwell/T Bond	Ongoing
Aug 22	Dangerous Pavements on West Street. Uneven paving slabs and raised ironworks have caused falls.	These have been reported. Contractors have worked on part of the pavement but potentially made it worse.	Nov 22 Highways Officer to inspect.	Deputy Clerk	Ongoing
Oct 22					

Transport Planning
 Room 120
 County Hall
 Topsham Road
 Exeter
 Devon
 EX2 4QD

Email: jamie.hulland@devon.gov.uk
 Tel: 01392 383000

25 October 2022

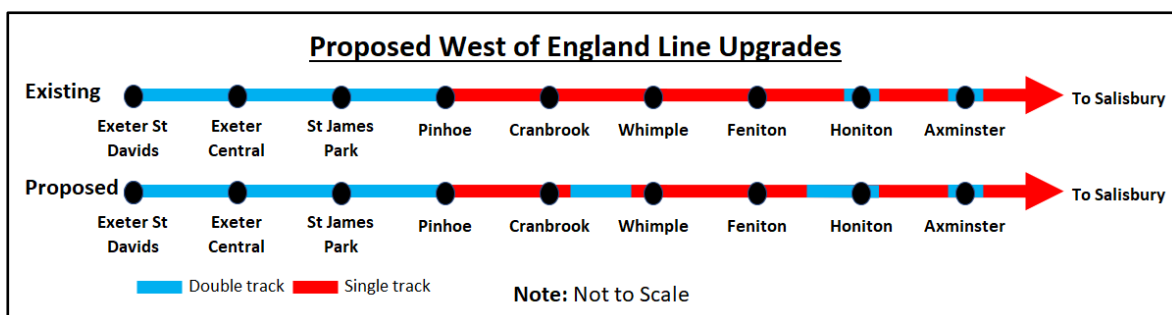
To whom it may concern,

West of England (Exeter-Salisbury) Rail Line: Strategic Outline Business Case Letter of Support

In recent months, Devon County Council (DCC) has funded the production of a Strategic Outline Business Case (SOBC) for upgrading the West of England railway line, which connects Exeter to Salisbury, Basingstoke and London Waterloo. The upgrades would enable a half-hourly service between Exeter, Cranbrook, Honiton and Axminster, and improve the reliability of all West of England line services.

The purpose of the SOBC is to set out the rationale for investment and provide enough evidence to Government for the scheme to proceed to the next stage of development. My reason for contacting you is to ask if you will provide a letter of support for submission with the SOBC, to help demonstrate the importance of the upgrades to communities and businesses across the South West.

As detailed in the SOBC, the proposals comprise the construction of an additional passing loop between Cranbrook and Whimble, possibly encompassing one or both stations, and the extension of the existing Honiton loop westwards. This is illustrated in the schematic diagram below:



At present, over 75% of the Exeter-Salisbury line is single track, meaning a delay to one train can cause escalating delays to subsequent services. This unreliability causes inconvenience to commuters, students and leisure travellers, and makes rail

less attractive to those with access to a car. The infrastructure also makes it infeasible to improve the typical service frequency above 1 train per hour.

The proposed scheme would help address these issues by providing the network with additional flexibility, increasing opportunities to recover time and reducing the need to terminate services prematurely. This would benefit communities along the entirety of the line, as delays between Exeter and Honiton can, for example, impact passengers travelling from Crewkerne or Sherborne to Salisbury. It would also enable a doubling of the service frequency between Exeter and Axminster, helping alleviate overcrowding at peak times and improving connections with other rail and bus services.

These upgrades would increase the accessibility of villages, towns and cities along the West of England line, enabling businesses to attract more customers and recruit more employees. The proposals would help unlock planned growth at Cranbrook, Honiton and Axminster, and would increase the rail network's resilience to closures on the Great Western mainline. Following the closure of various branch lines in the 1960s, the line serves a much wider catchment, and hence the scheme could also benefit residents of towns such as Sidmouth, Lyme Regis and Chard.

With the line serving four Areas of Outstanding Natural Beauty (East Devon, Blackdown Hills, Dorset and Cranborne Chase & West Wiltshire Downs) and the Jurassic Coast World Heritage Site, the scheme could deliver a significant boost to the South West's tourist industry. The ability of DCC, train operators and Network Rail to deliver such growth in partnership is proven by the success of the reopened Dartmoor Line, where [patronage has significantly exceeded forecasts](#), boosted by DCC-funded bus links from Okehampton station.

Finally, by providing a more attractive alternative to the car, the proposals would help reduce congestion on the local and strategic road networks and reduce pressures on parking capacity. As such, it is aligned with local authorities' and central government's commitments to tackle the Climate Emergency and deliver Net Zero carbon.

In summary, the scheme would support economic growth across Devon, Dorset, Somerset and Wiltshire, would improve access to opportunities for those without access to a car, and would help reduce congestion, pollution and greenhouse gas emissions.

We are aiming to submit our business case later this year and so would be grateful of a letter of support **before the end of November 2022**.

I look forward to hearing from you.

Yours faithfully,

Jamie Hulland
Transportation Strategy & Road Safety Manager
Devon County Council

Agenda Item 10: to note correspondence received regarding parking issues in Scutchings Lane and consider writing a letter in support of Ashlands Primary School to Stonewater

Background:

Crewkerne Town Council has been copied into correspondence regarding dangerous parking on Scutchings Lane. As this is unadopted highway, the school has been told that complaints should be made directly to Stonewater. The original correspondence is copied below.

Recommendation:

Councillors to decide if they wish to write in support of Ashlands Primary School to Stonewater.

"I would like to make a serious complaint about the new road leading down to the newly built Ashlands C Of E Primary School Parent Car Park in Crewkerne.

As the road currently is, it is a danger to children and parents and those trying to drive along it due to the lack of double yellow lines. This enables parents who are too indolent to walk up the hill from the car park to the school to park along the road causing major access issues as well as risk of life to children running out into the road to cross.

Cars park along the whole of the road down to the car park and this means the road becomes single traffic only, if a car is trying to come down the road to the car park (or the housing estate) while a string of cars are trying to come up to leave, then there is nowhere safely for either set of cars to go - they either have to reverse out on to a busy North Street, mount the whole pavement full of children and parents trying to walk safely to school, or they have to reverse in a chain down the hill until there is space to let the approaching car pass. It is dangerous, it is panic inducing and it is totally unacceptable!

*Myself and a number of other parents at the school have been part of or witnessed how difficult and unsafe this situation is and something needs to be done as a **matter of urgency** - even if it is just cones along the whole road initially until a more permanent solution can be found.*

It is no fault of the school as they have sent many letters and reminders out to parents asking them not to park along that stretch of road but unfortunately because it is currently legal to do so people without consideration for others safety still do it.

Please address this matter urgently."