

Minutes of a meeting of the PLANNING AND HIGHWAYS COMMITTEE held at the Council Chamber, Town Hall on Monday 8 August 2022 at 6.45 p.m.

**PRESENT:**

Cllrs. T. Bond (Chair), S. Ashton, M. Best, N. Draycott, K. Head, D. Livesley, J. Morris, J. Nathan, A. Stuart and D. Wakeman.

**In attendance:** Town Clerk K. Sheehan and three members of the public.

The Chairman welcomed everyone to the meeting.

**OPEN FORUM**

Three members of the public wished to speak on the following topics:

1. Pavement at Gouldsbrook Terrace: Pedestrians crossing Gouldsbrook Terrace from Court Barton have very limited visibility of oncoming traffic. A build out of the pavement had been suggested and the member of the public noted that it should be a proper pavement and would need to extend into the road by some distance to give visibility to pedestrians. It was asked that the Council consider using S106 money to enable this feature if there were no Small Improvement Scheme funds available.  
It was also reported that the hedges at Manse Manor Hall extend across the pavement at head high, almost to the road. A request was made for a letter to be sent to the owner of the property to ask for the hedges to be cut back.
2. SSDC Local Plan: SSDC began a local plan review two years ago. The member of the public asked if it was still effective and enforceable.  
Cllr. Mike Best responded and confirmed that the plan in review was still relevant. He would investigate further.
3. Speed Indicator Device (SID): Speeding vehicles were an issue on Lyme Road and the member of the public requested that the Town Council's SID was placed on Lyme Road, facing the town. She also asked the Town Council to consider if one SID was sufficient for a town of Crewkerne's size.

**035 TO NOTE APOLOGIES FOR ABSENCE**

22/23

Apologies were received and accepted from Cllrs. P. Maxwell and A. Samuel (both personal).

**036 DECLARATIONS OF INTEREST**

22/23

None.

**037 TO CONFIRM THE MINUTES OF THE PREVIOUS MEETING**

22/23

It was AGREED that the minutes of the Planning and Highways Committee held on Monday 11 July 2022 be **APPROVED**.

038 **TO RECEIVE THE CLERK'S UPDATE REPORT**

22/23

The Clerk reported that the works to the A30 at Haselbury Plucknett were now complete.

039 **TO CONSIDER PLANNING APPLICATIONS**

22/23

**22/01908/REM Land South Of KitHill Crewkerne Somerset**

The Chairman re-iterated that this application would be brought to an Extra Ordinary meeting of the Planning and Highways Committee at the George Reynolds Centre on Monday 5th September 2022. She also reminded members of the public that any comments made should be relevant to this planning application.

**22/01474/HOU 6 Westover View Brickyard Lane Crewkerne Somerset TA18 7BA**

Conversion of existing garage into a living space. Erection of a small extension to rear of dwelling to create a boot room. Replacement of existing flat roof over the garage area with pitched roof. Replacement of existing conservatory with new conservatory/garden room on existing footprint, with a flat roof extending over the new boot room. Rendering of the exterior of property

**The Town Council had concerns regarding the parking provision for the property.**

**22/02223/TCA 9 Lyme Road Crewkerne Somerset TA18 8HE**

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

**It was noted that the applicant had already received a letter from SSDC with authority to carry out the tree works. Councillors requested a letter be sent to both South Somerset District Council and Somerset County Council to request that the Town Council is consulted on all applications within the Crewkerne boundary.**

Cllr. Best noted that Wellington Town Council had negotiated devolved planning authority with Taunton and West Somerset Council. However, a Planning Officer should be present at all planning meetings, and their time was charged to Wellington Town Council.

040 **TO RECEIVE PLANNING DECISION NOTICES FROM THE DISTRICT COUNCIL**

22/23

The following planning decision notices were noted:

**22/01666/PDE 19 Thomson Drive Crewkerne Somerset 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

Decided: SSDC had decided that as no objections were received from adjoining neighbours it was not necessary to consider the impact on amenity and the development could go ahead subject to being in line with the standard conditions set out in Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

**22/01525/COL 105 Park View Crewkerne Somerset TA18 8JG**

Certificate of Lawfulness application for the proposed single storey side extension

Decided: the proposed development described in the First Schedule to the certificate in respect of the land specified in the Second Schedule to this certificate and edged red on the plan attached to the certificate would be lawful within the meaning of section 192 of the Town and Country Planning Act 1990.

**050** **TO RECEIVE THE UPDATED ACTION STATUS REPORT**

22/23

The Deputy Clerk noted that many actions would be covered in agenda item 8, however she also confirmed that Cllr. Samuel would liaise with Brownies to put the “pick up after your dog” signs up.

**051** **TO RECEIVE AN UPDATE FOLLOWING THE VISIT TO THE TOWN BY HIGHWAYS OFFICERS.**

22/23

The following items were discussed:

Speeding vehicles, Broadshard: It was not possible to extend the 30mph zone into Merriott as there was no housing density to warrant it. Other options were discussed, including moving the 30mph roundels beyond the last bungalow and introducing yellow lines or rumble strips.

Although those options may be possible, the Highways Engineer confirmed that Highways budget would be spent on priority works and the Small Improvement Scheme may be the best option for these.

Cllr. Bond confirmed that the white lines, centre and edge lines had already been re-done.

SID Broadshard. A suitable location was identified. The Highways Engineer confirmed the cost of £200 to install a dedicated post and a 12-week lead time.

North Street: The Highways Engineer agreed to plough the debris from the side of the road, which would widen the road slightly. Crewkerne Town Council should request that SSDC sweep North Street more regularly to prevent build up and also request that Highways re furbish the lines. The hedge/overgrowth would be cut back as a one-off as it was not Highways responsibility.

Entrance to Millwater: Cllr. Best requested that Highways install bollards on the pavement on North Street to prevent parked vehicles which would block vision when exiting the estate. The road was not adopted so neither SSDC or SCC would fund a grit bin on the steep incline. The Deputy Clerk would contact the developer as it would be their responsibility.

North Street Pavement: The work to repair and re-lay the pavement from Ashlands School to Wynstay was confirmed and should begin mid-September.

Rose Lane entrance to North Street: The Highways Engineer confirmed that the road would be patched where the surface is degraded at the junction of North Street.

Parking at Brickyard Lane/Tannery Court: Vision was compromised by parked cars when turning into Brickyard Lane or out of Tannery Court. The Highways Engineer noted that it took nearly four years to have the yellow lines installed due to constant parked cars, so changing which side of the road cars were able to park would be challenging

Ashlands School Crossing: The Head Teacher from Ashlands School asked for information about a school crossing. They might be willing to fund a lollipop lady/gent. Cllr. Best would look over past correspondence and contact the Highways Safety Officer to see if this was possible. He also confirmed that there would be a new audit of need for a crossing. This would be for a lollipop crossing.

Tree and orange barriers, Market Street: The barriers would be removed, along with the metal grating around the tree, that had lifted. The decision was made to leave the metal railing as the tree had grown into it and removal could cause substantial damage to the tree. Contractors had removed the gratings but had concreted up to the trunk of the tree. The Deputy Clerk had spoken to Highways and their Tree Specialist would visit and ensure the tree would not be adversely impacted whilst this was “made good”.

Church Street/Market Street Junction: The Highways Engineer confirmed that they would not install further signage to request that vehicles stop at the junction. There were enough give way signs in the vicinity.

Crossing from Court Barton to Church Path: This route would be used more frequently from September and when crossing from Court Barton there was no visibility until standing in the middle of the road. Highways were asked if they could hatch an area to push traffic away from pedestrians trying to cross. The Engineer did not like the idea of allowing pedestrians into the road without any visibility, however it was confirmed that it would be possible to build the pavement out to give pedestrians a better view of the road. This should be done via a Small Improvement Scheme.

Cllr. Head asked if the Highways Engineers had any comments regarding the property on the corner of Church Path which had Heras fencing erected beside the road and was building a large step. Cllr. Ashton confirmed that Heras Fencing required permission from Highways if it was erected beside a Highway. It was also noted that the work on the cottage required permission as it was in a Conservation Area. Both Planning and Highways departments were aware.

All agreed that it had been a very productive meeting and thanked both Highways Engineers for attending the meeting. A second meeting was planned for September, to continue the walk through the town and look at remaining issues.

052  
22/23 **TO CONSIDER AN EXTENSION OF THE ONE-WAY SYSTEM ON MARKET STREET FOR TWO WEEKS FOLLOWING THE CHARTER FAIR**

The Deputy Clerk had received a response from the Road Closure Team, prior to this meeting. The road order that Crewkerne and District Rotary Club had requested, was submitted for two years, a year ago, so was already in place and therefore it was not possible to change it. Following discussion, it was **AGREED that the Council should apply to keep the one way system for one month, following the Charter Fair next year.** The Deputy Clerk was requested to investigate precise information required for the road order and bring the costed proposal back to the Planning and Highways Committee, including how the traffic flow would be monitored.

053  
22/23 **TO CONSIDER A RESPONSE FROM CREWKERNE TOWN COUNCIL TO NALC REGARDING THE CONSULTATION LAUNCHED BY THE DEPARTMENT OF CULTURE, MEDIA AND SPORT INTO SHORT TERM HOLIDAY LETS.**

The Council was unable to comment as, although they wished to answer, they could not evidence their responses, which was a requirement of the consultation.

054  
22/23 **TO CONSIDER THE COST OF £200 TO HIGHWAYS TO INSTALL A NEW POST ON BROADSHARD TO ALLOW THE SID TO BE USED IN THIS AREA.**

It was **AGREED to finance the installation of a new post at Broadshard, to enable the SID to be installed on this road.**

055  
22/23 **TO RECEIVE AN UPDATE REGARDING THE NEIGHBOURHOOD PLAN**

Pat Lunt, the Chairman of the Neighbourhood Plan Committee had forwarded a short update, as he was unable to attend, which the Clerk read. The content was as follows:  
At the Full Town Council meeting of the Crewkerne Town Council on 25th July 2022, it was agreed to delegate to the Steering Group the authority to appoint and manage the workload of a planning consultant to assist with the work as required. As a result, Stuart Todd, of Stuart Todd Associates had been appointed as planning consultant.

The Town Council also agreed to underwrite any costs incurred by Stuart prior to the granting of funding.

Stuart Todd was away until the beginning of September when work would begin in earnest.

The application for funding was submitted on the 18<sup>th</sup> July and we received confirmation on 1st August that the funding had been granted. Most of the funding would be spent paying for the services of the planning consultant but there was also an allowance for costs incurred in community engagement, for example, printing and distribution.

The next meeting of the steering group was August 16<sup>th</sup> where the committee would consider the next steps in the process and consider the best approach to community engagement. This would include a launch event, the creation of a website and the use of surveys.

056 **TO RECEIVE CORRESPONDENCE FROM MEMBERS OF THE PUBLIC ON THE FOLLOWING:**

22/23

- Blocked Gullies in the town
- Safer pedestrian crossing from Gouldsbrook Terrace to Church Path
- Notice of gas reinforcement works from Wales and West Utilities

All correspondence was received and noted.

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

22/23

Cllr. Nathan reported that an unauthorised party had been held at Bincombe Beeches and a good amount of rubbish had been left which included a shopping trolley, empty bottles and used BBQs. Cllr. Nathan had tidied the rubbish and Cllr. Livesley had collected and disposed of it.

Cllr Wakeman requested an item in the next newsletter advising residents of the on costs of the grounds team clearing rubbish that was left on Council land.

It was also requested that notices are posted advising fires and camping was not allowed on Crewkerne Town Council land.

Cllr. Nathan also reported that a fence along footpath CH33/27 had been cut to allow the owner of an adjoining property to access their land with a mini digger. Cllr Livesley confirmed that it was driven up the footpath from Bincombe Lane. The Deputy Clerk would report the cut fence to the Rights of Way team.

058 **DATES OF NEXT MEETINGS**

22/23

Extra ordinary meeting: Monday 5<sup>th</sup> September 2022 at 6.45 pm.

Scheduled meeting: Monday 12<sup>th</sup> September 2022 at 6.45pm.

The meeting closed at 7.48p.m.

**Signed:** .....

**Dated:** .....

PL08Aug2022