

Minutes of a meeting of the PLANNING AND HIGHWAYS COMMITTEE held at the Council Chamber, Town Hall on Monday 11 July 2022 at 6.45 p.m.

PRESENT:

Cllrs. P. Maxwell, (Chair), S. Ashton, T. Bond, N. Draycott, K. Head, D. Livesley, J. Morris, J. Nathan, A. Samuel and D. Wakeman.

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

The Chairman welcomed everyone to the meeting.

OPEN FORUM

Two members of the public wished to speak.

The first resident reported that vehicles parking around the Tannery Court area were obscuring visibility and this was causing dangerous 'near miss' situations for pedestrians forced to walk in the road.

Cllr. Maxwell thanked the resident and noted that it would be added to the list of issues to raise with SCC Highways Officers at a forthcoming site visit in Crewkerne.

The second member of the public raised concerns about speeding vehicles on West Street, accelerating early on the A30 towards Chard. He noted that a simple solution would be to relocate the on-street parking from one side of West Street to the other, creating a chicane effect which would naturally cause drivers to slow down. Cllr. Maxwell agreed that this should be raised on the Highways site visit.

023  
22/23 TO NOTE APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted from Cllrs. M. Best (unwell) and A. Stuart (personal).

Pat Lunt (Chair, Neighbourhood Plan Steering Group) also sent apologies as he had hoped to attend to give an update on the Neighbourhood Plan.

024  
22/23 DECLARATIONS OF INTEREST

Cllr. Draycott declared a personal interest in the agenda items relating to parking around Thomson Drive as a nearby resident of the area.

Cllr. Samuel declared a personal interest in the agenda item relating to the fencing near to St. Bartholomew's School as an employee of the school.

025  
22/23 TO CONFIRM THE MINUTES OF THE PREVIOUS MEETING

It was AGREED that the minutes of the Planning and Highways Committee held on Monday 13 June 2022 be APPROVED.

026 TO RECEIVE THE CLERK'S UPDATE REPORT

22/23

Cllr. Maxwell reported details of upcoming road closures provided by the Deputy Clerk.

It was also noted that:

- Consultation has been sent out by Somerset County Council (SCC) on the proposed junction upgrade around Lyme Road/Clapton Road and Cathole Bridge Road. This is as a result of an Small Improvements Scheme (SIS) request from Cllr. Best, to reduce the speed from 60 to 40mph on Lyme Road for 150m in both directions at the junction.
- In response to a complaint received via a Councillor surgery event regarding parking near takeaway shops in the evenings the Deputy Clerk has contacted Somerset Parking Services to ask for evening visits.
- It was highlighted by a resident that the reinstated yellow lines on Bincombe Lane (following work by WPD) were not consistent with those in a conservation area. Highways have confirmed that the area with the new lines is unadopted.

Cllr. Ashton reported that the works to the A30 at Haselbury Plucknett were going to be extended by approximately 5 days, further details would be confirmed.

027 TO CONSIDER PLANNING APPLICATIONS

22/23

22/001399/HOU      3 Kingswood Road, Crewkerne TA18 8JW.  
Erection of a two-storey side extension to dwelling. No objections raised.  
RECOMMEND APPROVAL

22/01525/COL      105 Park View, Crewkerne TA18 8JG.  
Certificate of lawfulness application for the proposed single storey side extension. No objections raised.  
RECOMMEND APPROVAL

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.

Councillors noted that this application had already been decided by the LPA. They also expressed disappointment at the decision relating to Willow Cottage (below), and hoped that the owners might consider some maintenance rather than felling the tree.

028 TO RECEIVE PLANNING DECISION NOTICES FROM THE DISTRICT COUNCIL

22/23

The following planning decision notices were noted:

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, SSDC 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 3 no 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.

2. 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.

## 029 TO RECEIVE THE UPDATED ACTION STATUS REPORT

22/23

The Clerk provided an update on the status of the various ongoing Planning and Highways-related activities. Points of discussion were as follows:

- The issue of speeding vehicles along West Street would be added back onto the action status report;
- Dog fouling remained a concern and Councillors would volunteer to laminate and erect the Brownies' anti dog fouling posters around town;
- All other highlighted issues were noted.

## 030 TO CONSIDER PUTTING A PROPOSAL TO SSDC THAT SOME PLANNING MATTERS BE

22/23 DEVOLVED TO THE TOWN COUNCIL

Councillors considered information relating to an agreement in place between Wellington Town Council (WTC) and Somerset West and Taunton District Council (SWTDC), whereby WTC were able to make planning decisions in respect of certain types of planning applications. It was noted that there was a cost implication to this arrangement as SWTDC required payment for a planning officer to attend WTC meetings.

Councillors agreed that a conversation with SSDC about the principle of devolving planning decisions would be helpful, in conjunction with efforts to improve communication between CTC and SSDC in planning matters generally, building a closer relationship to support the move to Unitary.

It was AGREED that the Chair of the Planning & Highways Committee would make an initial approach to the Head of Planning at SSDC about the possibility of devolving planning decisions in the future.

031 TO RECEIVE AN UPDATE REGARDING THE NEIGHBOURHOOD PLAN

22/23

The Clerk read out a report submitted by the Chair of the Neighbourhood Plan Steering Group (NPSG) which stated that:

- The membership of the group had recently changed following the town council elections;
- The group were now in a position to engage the services of a planning consultant;
- A funding application to pay the consultant's fees was being made and the group would seek a formal commitment from the Town Council to underwrite any costs incurred before the funding was secured (likely to be minimal)
- The next stages would likely involve a launch event, public consultation and production of a vision and objectives statement, based on the findings.

032 TO RECEIVE CORRESPONDENCE FROM RESIDENTS ON THE ISSUE OF VISIBILITY AT THE JUNCTION OF SOUTH STREET AND THOMSON DRIVE

22/23

Noted.

033 TO RECEIVE ANY OTHER MATTERS OF REPORT

22/23

Cllr. Bond reported that she had identified numerous Highways issues for the site visit which she would forward to the Clerk.

Cllr. Nathan reported that the side entrance in the new development behind Ashlands School would be open for parent access from September, which would hopefully encourage parents/carers to use the new car park.

Cllr. Head reported that a new step at Church Path had been extended onto public land and she had requested that the Deputy Clerk follow this up with SSDC.

It was noted that Cllr. Ashton was investigating the situation with the orange barriers around the Market Street tree and would report back once he had made enquiries with SCC.

Cllr. Morris reported that she had identified a sign erected on the pavement which was very low and posing a risk to pedestrians. This had been reported to SCC by a member of the public.

034      DATE OF NEXT MEETING

22/23

Monday 8 August 2022 at 6.45 p.m

The meeting closed at 7.30p.m.

Signed: .....

Dated: .....

PL11JULY2022