

Draft Minutes of a meeting of the PLANNING AND HIGHWAYS COMMITTEE held at the Council Chamber, The Town Hall on Monday 13 June 2022 at 6.45 p.m.

PRESENT:

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

In attendance: Deputy Clerk, L Gowers and three members of the public.

The Chairman made a statement regarding item 8 on the Agenda: Millers Garage. The report from South Somerset District Council regarding the planned car park was withdrawn from SSDC's District Executive meeting last week due to a link with a potential planning application. Councillors could not comment on a hypothetical planning application due to potentially being accused of predetermination. Crewkerne Town Council had the same issue of pre determination if the item stayed on the agenda, therefore it would be withdrawn from the meeting. The Chairman was clear that any member of the public could speak regarding Millers Garage, and the Council would note any comments, but at this time, Councillors would not respond.

OPEN FORUM

Two members of the public wished to speak.

The first asked questions regarding the Neighbourhood Plan:

1. When would it be put in place?
2. Would it cover the whole of Crewkerne?

A member of the public, who was on the Neighbourhood Plan working group, confirmed the date of the next meeting. It was also confirmed that the Neighbourhood Plan would cover the whole of Crewkerne.

A second member of the public wished to speak about Millers Garage. He reminded Council that if works on site did not start by 18th August, the planning approval would expire. It was also mentioned that two residents on East Street had expressed anger that they had not been made aware of the possible change to the application, despite having an agreement with SSDC to be updated.

011
22/23

TO NOTE APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted from Cllrs. D. Livesley (personal), J. Morris (personal) and A. Stuart (work commitments).

012
22/23

DECLARATIONS OF INTEREST

None

013
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 23 May 2022 be **APPROVED**.

014
22/23

TO RECEIVE THE CLERK'S UPDATE REPORT

The Deputy Clerk reported that Hewish Lane would be closed for two days from 27th June to enable BT Openreach to carry out cable renewal and heavy tree cutting to repair customer service.

015
22/23

TO CONSIDER PLANNING APPLICATIONS

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.

RECOMMEND APPROVAL

22/01599/NMA Crewkerne Key Site 1 Land East of Crewkerne Between A30 And A356 Yeovil Road Crewkerne Somerset TA18 7HE

Non Material Amendment to approved application 20/00149/REM to:

- Update boundaries and hard landscape plans (minor changes to plots 7-9)
- Update landscape plans to show new stream alignment and minor on plot changes (plots 7-9)
- Update landscape plans and details for boundaries to commercial area to include bund details
- Review and update planning housepacks

Following discussion, Councillors made the following comments:

1. There was concern that the NMA would reduce the amount of parking available at some properties. The developer should ensure that there was sufficient car parking for home owners and visitors.
2. The width of the shared footpath/cycle path should be increased. 3 metres would not give enough width for cyclists and pedestrians, with a .50 m gap between.
3. If the cost of the footpath/cycle path was being covered by a third party grant, then SSDC should ensure that the expectations of the funder was being met.
4. Ensure the garage space being built could accommodate a modern family sized car.

22/01634/TCA Westover View, Willow Cottage Brickyard Lane Crewkerne TA18 7BA

Notification of intent to fell No. 1 tree within a Conservation Area.

RECOMMEND REFUSAL: Crewkerne Town Council object to the felling of the willow tree at this property, unless it was shown to be diseased or dangerous, in which case, the Town Council would like to view the report from an independent tree surgeon. Removal of the tree would change the visual amenity of the area.

The Town Council would recommend pollarding and routine maintenance as carried out by previous owners of the property.

016
22/23

TO RECEIVE PLANNING DECISION NOTICES FROM THE DISTRICT COUNCIL

The following planning decision notices were noted:

22/01026/FUL 40 Henley View Crewkerne Somerset TA18 8JD

Change of use of amenity land to residential curtilage to facilitate the installation of an access ramp, and the erection of a single storey rear extension

Approved

22/00826/HOU 4 Westover View Brickyard Lane Crewkerne Somerset TA18 7BA

Single Storey Garage to the front. Single storey extension to the side to form utility and WC. Single Storey Extension to the Rear to form Bedroom together with associated Internal Alterations.

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

017
22/23

TO RECEIVE THE UPDATED ACTION STATUS REPORT

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

- Pavement Survey – Representatives from Space4Crewkerne had started surveying pavements and were liaising with Cllr. Head. The pavement from the town to the Health Centre was noted as having very few useable dropped curbs.
- Wall adjacent to Gouldsbrook Terrace – Following a recommendation from Cllr. Ashton, the Deputy Clerk had reported the wall to SSDC building control, as a dangerous structure.
- Speeding issues in Broadshard – Cllr. Ashton had met the residents and had proposed a different location for the SID. The Deputy Clerk would contact Highways to confirm that the proposed location was suitable.

Following discussion regarding various issues on the Action Status Report, the Deputy Clerk was requested to send a letter to Highways Management to organise a site meeting to discuss traffic issues in Broadshard, Barn Street/Lyewater and North Street.

018
22/23

MILLERS GARAGE CAR PARK

This item was withdrawn as there was potentially a new planning application attached to the Millers Garage site and the Town Council did not wish to pre-determine the new application.

019
22/23

SOMERSET BUS IMPROVEMENT PLAN

The summary from the Somerset Bus Partnership was noted.

It was agreed that a good bus service was important for rural areas and that a representative from Crewkerne Town Council should attend the meetings to put forward the view of the town.

Cllrs Best and Ashton would alternate attendance at the meetings and requested that the Deputy Clerk confirm timings and frequency of meetings.

020 **TO RECEIVE A TREE CANOPY REPORT FROM SSDC AND ENGAGE A COUNCILLOR TO LEAD**
22/23 **ON THE TOWN COUNCIL'S RESPONSE.**

The Tree Canopy Report was received. It was noted that it covered all Market Towns and suggested locations and types of trees. The locations suggested in Crewkerne were not all in the ownership of the Town Council.

It was **AGREED** that **Cllr. Samuel would lead, with support from Cllrs. Maxwell, Nathan and Wakeman.**

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

22/23

Cllr. Samuel reported that the road markings beside and behind Waitrose were faded and asked the Deputy Clerk to investigate ownership of the area, to enable a request for re-lining,

022 **DATE OF NEXT MEETING**

22/23

Monday 11 July 2022 at 6.45 p.m

The meeting closed at 7.30p.m.

Signed:

Dated:

PL11JUNE2022