



TOWN HALL  
Market Square  
Crewkerne  
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TA18 7LN  
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[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 8 August 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 2 August 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 11 July 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 receive an update following the visit to the town by Highways Officers.**
9. **To consider an extension of the one-way system on Market Street for 2 weeks following the Charter Fair.**
10. **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.

11. **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.**
12. **To receive an update regarding the Neighbourhood Plan.**
13. **Correspondence. To receive correspondence from on the following:**
  - Blocked gullies in the town.
  - Safer Pedestrian crossing from Gouldsbrook Terrace to Church Path.
  - Notice of gas reinforcement works from Wales and West Utilities
14. **To receive any other Matters of Report (for information).**
15. **Date of next meetings:**
  - **Extra ordinary meeting:** Monday 5<sup>th</sup> September 2022 at 6.45 p.m.
  - **Scheduled meeting:** Monday 12<sup>th</sup> September 2022 at 6.45pm

**CREWKERNE TOWN COUNCIL**  
**Planning and Highways Committee Meeting**  
**Monday 8 August 2022**

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

- 22/01908/REM**      **Land South Of KitHill Crewkerne Somerset**  
This application will be brought to an Extra Ordinary meeting of the Planning and Highways Committee at the George Reynolds Centre on Monday 5<sup>th</sup> September 2022
- 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
- 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.

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

- 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.



	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
Aug 20	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	Aug 22 Meeting with Highways has taken place. Have requested a second meeting as too many issues to discuss in the first.	Highways/P&H Chair	ongoing
	Various issues around the town	Arrange workshop with Highways engineer.	Aug 22 Meeting with Highways has taken place. Have requested a second meeting as too many issues to discuss in the first.	Highways/P&H Chair	Ongoing
Nov-20	Ongoing issues with Many gullies in the town	Deputy Clerk is putting together a spreadsheet of problems.	Aug 22: Ongoing contact with Highways. To be included in the second meeting with Highways.	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	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
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.	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
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



<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.	Aug 22: Agreement by Highways to clear the debris by 1 foot. CTC to organise SSDC road sweeper. Push for area to be failed in the autumn.	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.	Aug 22 Meeting of Highways: No solution. Highways believe enough signage and give way signs are in place.	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	Aug 22: Highways confirmed the wall belongs to the owner of the field and will make contact.	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.	Aug 22 Meeting of Highways, Looked at area with regard to a build out of pavement to provide a safer crossing point for pedestrians. This could also slow traffic. No funds from Highways, would have to be an SIS or CTC funded.	Deputy Clerk/P&H Chair	Ongoing
<b>Apr 22</b>	Speeding issues in Broadshard	Many complaints re speed of traffic from Merriott into Broadshard.	Aug 22 Meeting of Highways, New location agreed for SID. CTC to consider the cost of a new post.	Deputy Clerk/S Ashton	Ongoing
<b>Aug 22</b>	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.	Aug 22 Meeting with Highways has taken place. Have requested a second meeting as too many issues to discuss in the first.	Deputy Clerk/P Maxwell/T Bond	Ongoing
<b>Aug 22</b>	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.	Aug 22. Deputy Clerk to take pictures and send to Highways.	Deputy Clerk	Ongoing

Agenda Item 8  
Planning & Highways  
Monday 8<sup>th</sup> August 2022

**To receive an update following the visit to the town by Highways Officers.**

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

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

**SID Broadshard.** A suitable location was identified. Rebecca confirmed the cost of £200 to install a dedicated post and a 12 week leadtime.

**North Street:** Lee agreed that Highways would plough the debris from the side of the road, which will widen the road slightly. CTC should request SSDC sweep North Street more regularly to prevent built up along with a request to Highways to re line.

**Entrance to Millwater:** Mike requested bollards on the pavement on North Street to prevent vehicles parking and blocking vision when exiting the estate. The road is not adopted so neither SSDC or SCC will pay for a grit bin on a steep incline. This should be Stonewater's responsibility. Laura to make contact.

**North Street Pavement:** The work to repair the pavement from Ashlands School to Wynstay has been confirmed by Lee. This should be completed during the school summer holidays.

**Rose Lane entrance to North Street:** Lee confirmed that the road will be patched where the surface is degraded at the junction of North Street.

**Parking at Brickyard Lane/Tannery Court:** Vision is compromised by parked cars when turning into Brickyard Lane or out of Tannery Court. Rebecca confirmed that it took nearly 4 years to have the yellow lines installed due to constant parked cars, so changing which the side of the road cars park would be challenging

**School Crossing:** The Head Teacher from Ashlands School asked for information about a school crossing. They may be willing to fund a lollipop lady/gent. Mike Best will look over past correspondence and make contact with the Highways safety officer to see if this is possible.

**Tree and orange barriers, Market Street:** The barriers will be removed, along with the metal grating around the tree, that has lifted. The decision was made to leave the metal railing as the tree had grown into it and removal would cause substantial damage to the tree.

**Church Street/Market Street Junction:** Rebecca 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 is no visibility until standing in the middle of the road. The question was asked if Highways could hatch an area to push traffic away from pedestrians trying to cross. Rebecca did not like the idea of allowing pedestrians into the road without any visibility. The question was asked if the pavement could be built out slightly to give pedestrians more view of the road. Rebecca confirmed that these works would be better via an SIS.

Agenda Item 9  
Planning & Highways  
Monday 8<sup>th</sup> August 2022

**To consider an extension of the one-way system on Market Street for 2 weeks following the Charter Fair.**

In July 2021 a request was received from a member of the public, to investigate the possibility of extending the road diversion period so that the one-way system was still in place after the Charter Fair during normal traffic flow. This would enable traffic flow and pollution levels to be monitored. At the time Councillors were supportive of the idea, and the Deputy Clerk was asked to investigate costs.

A meeting has taken place between Highways Management and the Deputy Clerk and it seems that it should be possible to extend the existing traffic order that Crewkerne and District Rotary have applied for. However, legality and costs were to be confirmed. The Deputy Clerk has chased twice for further information.

18 JULY 2022

## **PC6-22 | SHORT TERM HOLIDAY LETS**

### **Summary**

The Department for Culture, Media and Sport (DCMS) has recently launched a consultation into short term holiday lets. The aim of the consultation is to garner potential solutions, including measuring regulation, to fix the problems caused across England by short term property lettings.

The main consultation document can be downloaded [here](#) . The consultation closes at DCMS on 21 September 2022.

### **Context**

The consultation seeks insight on:

- changes and growth in the short-term letting market.
- benefits of short term lets.
- challenges, including compliance with the existing regulatory framework and housing and community impacts.
- the impact of potential policy responses.

NALC will be responding to this consultation as many coastal local councils and several rural local councils will have an interest in feeding in their own experiences over the summer period of the problems caused by short term holiday lets.

### **NALC's current policy positions**

NALC will be arguing very strongly to DCMS that any review of regulation or other solutions surrounding short term holiday lets must include mandatory registration and strengthened legislation to bring AirBnB under the same ambit of regulation as other landlord systems. Powers of local inspection and monitoring must be delegated to local planning authorities to achieve this. However, recognising that planning departments have been severely depleted and under much strain in recent years, it will be necessary to ensure that they are properly resourced in order to take on this extra task.



## **Consultation Questions**

The main consultation questions NALC will be responding to in this consultation are as below and NALC seeks the views of county associations and member councils in response to these questions to help inform its own submission to DCMS:

### **Effect on labour supply**

**Q6. Do you consider the increase in short term and holiday letting in England to have had adverse consequences in the housing market?**

- Option 1 Yes this is a major problem**
- Option 2 Yes but this is only a minor problem**
- Option 3 No there is no problem**

**Please provide evidence in brief to supplement your response.**

### **Noise, anti-social and other nuisance behaviour by guests**

**Q7. Do you consider noise, anti-social or other nuisance behaviour in other short term or holiday lets in England to be a problem?**

- Option 1 Yes this is a major problem**
- Option 2 Yes but this is only a minor problem**
- Option 3 No there is no problem**

**Please provide evidence in brief to supplement your response.**

### **Impact on local communities and residents**

**Q.8 Aside from the impacts on housing and incidents of anti-social/nuisance behaviour, do you consider the increase in short-term and holiday letting in England to have had other adverse impacts on local communities and residents?**

- **Option 1 - Yes**
- **Option 2 - No**

**Please provide evidence in brief to supplement your response.**

## **Potential impacts**

**Q9. Which of the following do you consider to be the most appropriate form of response in the short-term letting market?**

**1 - Do nothing**

**2 - Provide more information to the sector**

**3 - Develop a self-certification registration scheme**

**4 - Develop a registration scheme with light-touch checks**

**5 - Develop a licencing scheme with physical checks of the premises**

**Please provide evidence in brief to supplement your response.**

**6 - Regulatory alternative to a registration system, such as extension of the Deregulation Act 2015**

**Question 10: What do you consider to be the costs and associated burdens of these options, who would bear the costs and how might they be mitigated?**

## **Supplementary question**

**Does you have any interest in being part of the registration or monitoring process for short term holiday lets?**

## **Your evidence**

Please email your responses to this consultation to [chris.borg@nalc.gov.uk](mailto:chris.borg@nalc.gov.uk) by 17.00 on Tuesday 30 August 2022. County associations are asked to forward this briefing onto all member councils in their area.

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Agenda Item 11  
Planning & Highways  
Monday 8<sup>th</sup> August 2022

**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.**

From Rebecca Vaughn, Traffic Management. Somerset County Council

Having looked at the site via our mapping system, I have no objections to you using this as part of your community SID programme.

As previously advised, there are two options available for installing a new post on the highway, you can use the SSDC Parish Ranger, or, if you would prefer, SCC can install the new post. SCC would recharge the cost of the works back to your town council at the rate of £200 per post. Due to the extensive number of orders already with our Service Provider, I could not provide you with a programme date to undertake this work. At this point, I could only advise you that your (potential) order had been added to the 2022/23 planned programme of works.

If you employ the Parish Ranger, please note, lateral clearance for the placement of a device/sign/post (edge closest to the highway/footway) installed on a verge should be greater than 450mm.

RECEIVED 1

Town Clerk Katharine Sheehan  
Mr Mayor. and All Councillors.  
Crewkerne Town Council  
Town Hall, Market Square.  
Crewkerne. TA18 7LN.

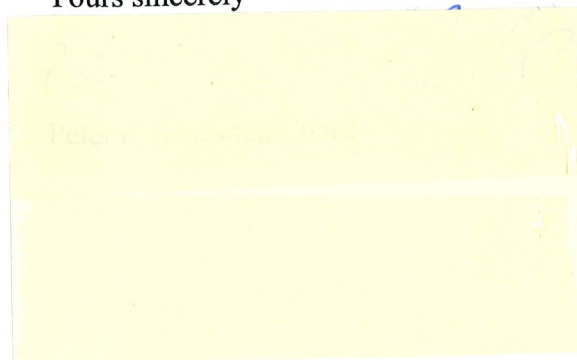
Reference

SOME ROAD BLOCKED GULLIES In Crewkerne

Barn Street	Blocked Gullies with growing Grass. Highway's has marked the 7 gullies with orange paint for over 2 months, far too long. If these Gullies do not take the rain water away, the water will finish up in Lyewater, which in previous years have been flooded! When are these Blocked Gullies and all other Gullies going to be emptied?
Middle Path	Chubbs Lawn Shelter Housing Parking area, the 2 gullies require cleaning out. The whole of Middle Path require a good clean of <u>WEEDS, GRASS, GRAVEL etc?</u>
Middle Path	Gullies Blocked opposite houses no 46A with grass growing and outside house no 48 requires cleaning out?
Barn Close	2 Road Gullies blocked with grass growing one by kerb and one opposite side in the hedge (NOT Visible) west side of no 30. (main road/ Barn Street)
Curriot Hill Road	Blocked Gully at the junction of Lyme Road, under the Road Sign "Curriot Hill Road"
Curriot Hill Road	Blocked Gully outside house no 3

We look forward to your reply.

Yours sincerely





F.A.O. TOWN CLERK

GOOD MORNING KATHARINE,

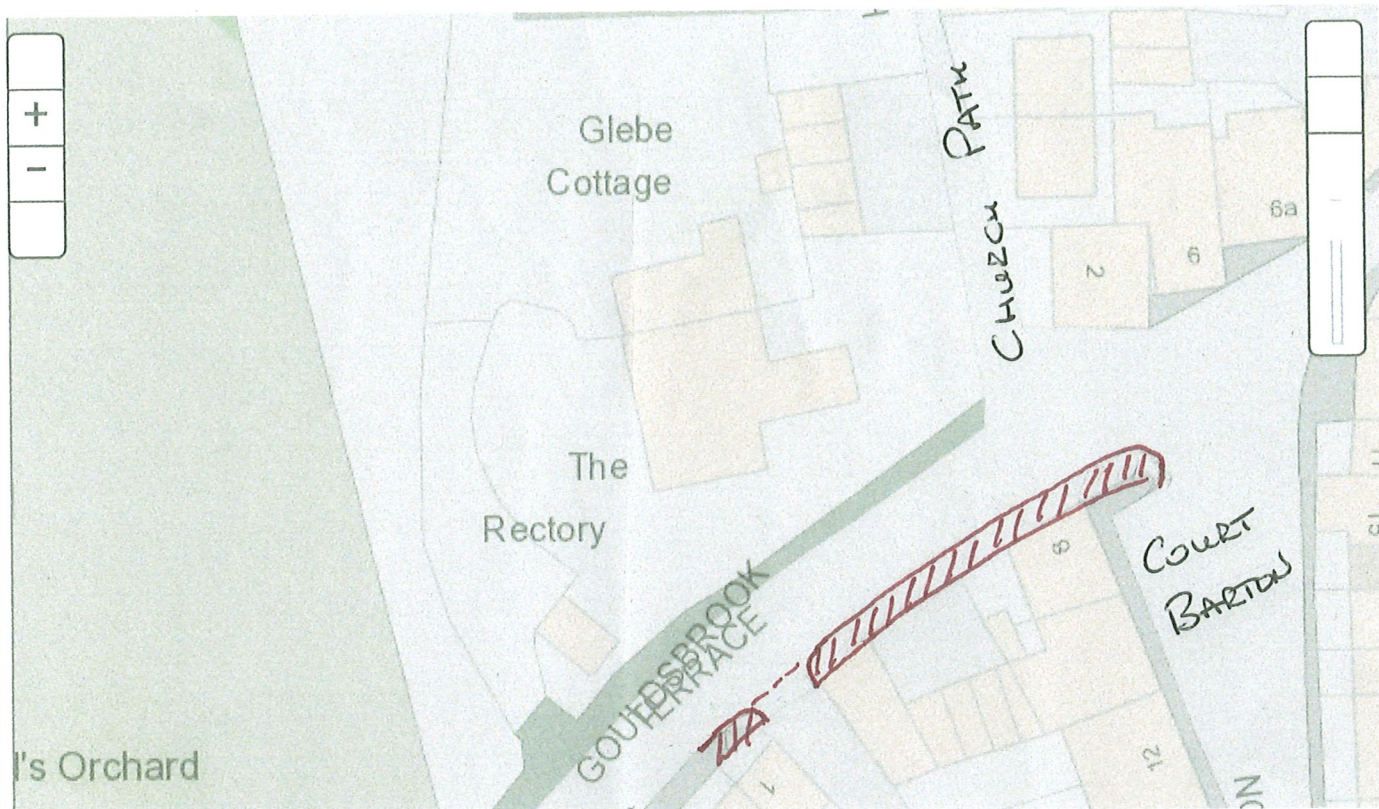
THE ATTACHED MAPS HAVE ALREADY BEEN  
FORWARDED TO COUNCILLORS MAXWELL AND BOND AS  
PART OF A PAVEMENT SURVEY FROM SPACE 4 CRAWKERNE.

I AM SENDING THEM TO YOU AS AN ITEM  
FOR DISCUSSION WHEN COUNTY HIGHWAYS HAVE THEIR  
DAY OF LOOKING AT PROBLEMS IN CRAWKERNE.

A NEW PAVEMENT CONNECTING GOWDSBROOK  
TERRACE TO COURT BARTON WOULD ALLOW SAFER  
PEDESTRIAN CROSSING TO CHURCH PATH. VISIBILITY IS  
VERY LIMITED AT PRESENT.

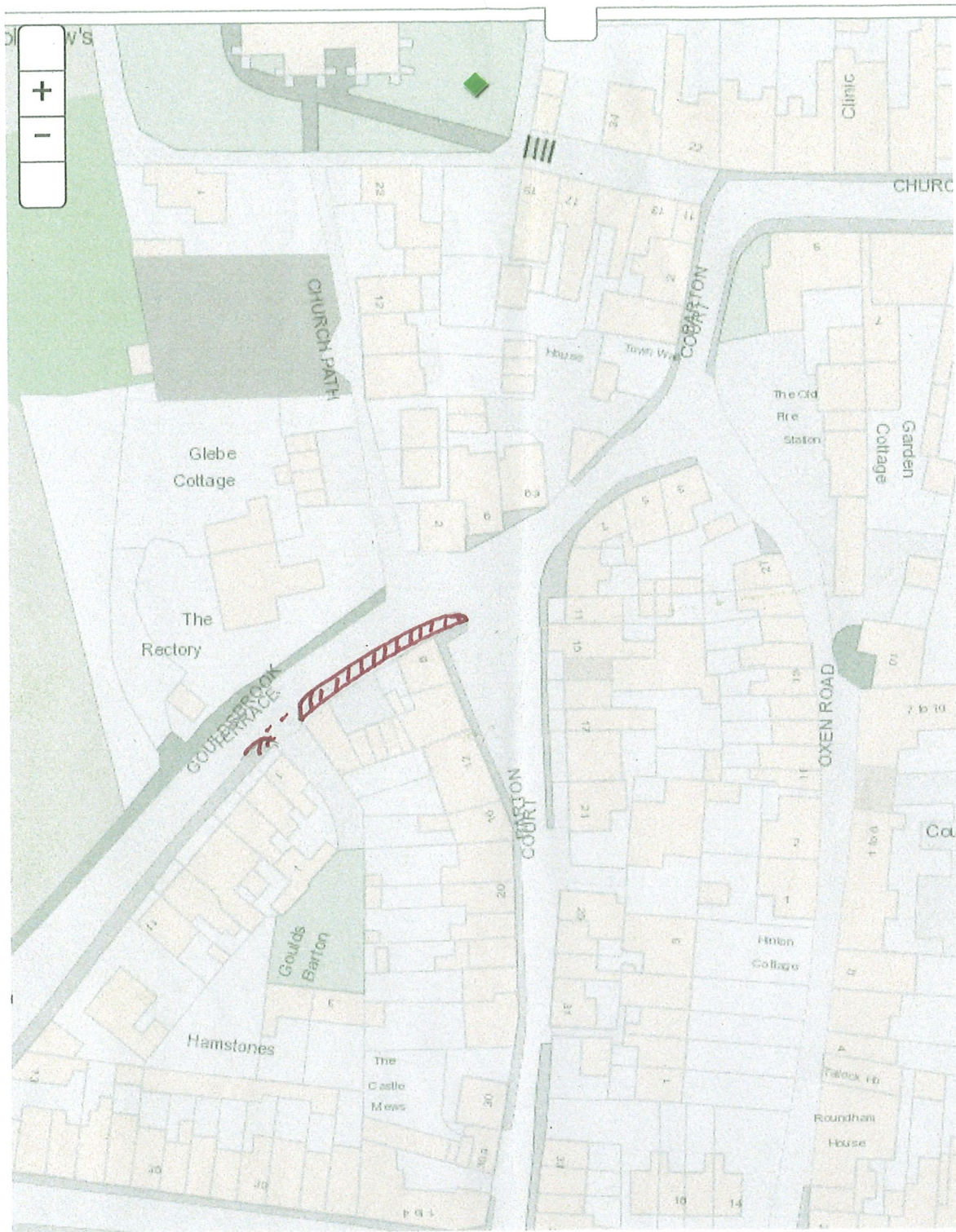
PLEASE EXCUSE THE SCRIBBLE!!

REGARDS,



SUGGESTED PAVEMENT IMPROVEMENT  
FOR COURT BARTON / GOULDSBROOK TERRACE.  
TO CREATE A NEW PAVEMENT 1.5 METRES  
WIDE AS SHOWN IN RED ON MAP.  
TO HAVE HEDGING ON GOULDSBROOK TERRACE  
CUT BACK TO EDGE OF PROPERTY TO IMPROVE  
VISIBILITY AND IMPROVE THE PAVEMENT FOR  
PEDESTRIANS. THE ROAD  
WIDTH AT THIS POINT IS  
SUFFICIENT TO ALLOW THIS  
PROPOSAL.





SUGGEST PAVEMENT 1.5 METRE WIDE AS SHOWN  
TO IMPROVE PEDESTRIAN SAFETY WHEN CROSSING FROM  
COURT BARTON TO CHURCH PATH

#### Know Your Place

0 15 30m

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Afternoon Katharine,

Due to the nature of the works our programme is going to be quite fluid but I can give you an idea of where we will be and at what times. We've no actual road closures, except a closure in Lopen of Lopen Lane and Higgins Grave Lane but that won't be until end of October early part of November.

We've started this week in Ashlands Road and plan on working up Ashlands towards Broadshard for 10 weeks. We will also in that time drop back and do some work on the junction of Yeovil Road and Ashlands to make sure we're clear of the school before the end of the summer holidays. This will limit our impact on the school traffic come September. We'd then be looking to carry on down Yeovil Road in September into Mount Pleasant and do our connection to our existing main at the junction of East Street and Mount Pleasant. This will likely be mid to end of October. Then we'll jump back to the junction of Broadshard and Ashlands and move towards our connection at this end of the works in Broadshard sometime near the end of November.

We've also got works then in the industrial estate on Cropmead and Blacknell Lane. These should take about 6 weeks and will be from mid November to Christmas time.

We've then also further works across agricultural land in Lopen, already started, and Merriott with a small section of works in the highway on Merriott Road in September.

The reason I am a bit hazy with dates is because a lot of the works will rely on Somerset council giving us the dates we'd like to get into the highways and also how easy the dig and lay of the main is for the lads on site. If it's good I'd estimate we may be through a lot of this work a lot quicker than I'd advised above hence the fluid programme.

Something our on site contractor will produce on a regular basis is an up to date programme of works, this will then enable me to up date you on how we're progressing and how quickly we're moving forward.

I'd like to take this opportunity to let you know we've been planning these works thoroughly since the beginning of the year and have been held up for one reason or another, hence the late notice, but we're confident we can deliver the works promptly, potentially ahead of time and with the minimum of disruption to the people of Crewkerne.

Thanks

**Jim Adams**  
Capital Delivery FLM



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[www.wwutilities.co.uk](http://www.wwutilities.co.uk)  
Wales & West Utilities Bell Close, Plympton