

Minutes of a meeting of the PLANNING AND HIGHWAYS COMMITTEE held in the Council Chamber, Town Hall, Market Square, Crewkerne on Monday 9 January 2023 at 6.45 p.m.

PRESENT:

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

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

The Chair welcomed everyone to the meeting.

OPEN FORUM

A resident raised concerns about 22/03471/NMA relating to the Key Site, highlighting that he felt there were discrepancies between the wording on this non-material amendment, and the wording of the conditions listed on the decision notice. He felt that the change in wording could mean that the construction of the planned haul road could take place without the environmental protections put in place in the decision notice.

A resident thanked the Council for considering the petition presented in December opposing the planned construction traffic route through Hermitage Street, Lang and Lyme Roads. She spoke firstly regarding the route, and subsequently regarding 22/03501/NMA relating to Land South of Kithill, noting that:

- Cathole Bridge Road had been described by the Planning Inspector as a 'typical country lane', and its use as part of the construction route posed a very serious risk to pedestrians and cyclists and that there was no way to mitigate this other than not including Cathole Bridge Road in the planned route;
- Pavements, parked vehicles and drains in the other roads could potentially be damaged by HGVs, and the resident noted that SSDC should include a condition to recompense local residents who can prove their properties have suffered damages connected to the use of these roads in the construction traffic plan.

Cllr. Best answered a query relating to the determination process for the Non-Material Amendment, stating that he had made representations to the Planning Officer about this being considered by the Area West Committee, as well as querying the S106 allocations made to Network Rail.

A resident showed the Council a petition of over 450 signatures opposing the application made by Taylor Wimpey to fell two additional lime trees on Station Road. She stated that the petition would be given to the SSDC Tree Officer and Lead Planning Officer and asked the Council to keep pursuing the site visit they had requested back in November.

100 **TO NOTE APOLOGIES FOR ABSENCE**

22/23

Apologies were received from Cllr P. Maxwell (personal).

101 **DECLARATIONS OF INTEREST**

22/23

No declarations were made at this point.

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

22/23

It was AGREED that the minutes of the Planning and Highways Committee held on 12 December 2022 be **APPROVED**.

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

22/23

The Town Clerk reported:

- Wessex Water were planning sewer repair works in Market Street, starting on 15 January. The works would likely take place under traffic light control, but Wessex Water had agreed to look at the Charter Fair's Traffic Management Plan to see if it would be possible to operate a one-way system.
- Following a site visit from the County Council Tree Officer, it had been confirmed that the £300 licence fee to plant a replacement tree in Market Street and that he would send over the necessary documents to move this on.

104 **TO CONSIDER PLANNING APPLICATIONS**

22/23

22/3501/NMA

Land South of Kithill Crewkerne Somerset

Non Material Amendment to amend the wording of condition 19 (pedestrian railway crossing) of outline planning permission 18/01737/OUT for residential development of up to 150 dwellings, public open space, landscaping and associated works with access from Lang Road (amendment to change the condition trigger from commencement of development to occupation of development).

Crewkerne Town Council considered the above application for a Non Material Amendment (NMA) and strongly objected to it, noting that:

- This NMA is proposing to vary the wording of a condition set down by the Planning Inspector, who had categorically stated that he regarded it as necessary to require the pedestrian stopping up process to be completed prior to commencement of development on this site, concluding that it was important to do so in the interests of public safety;
- Crewkerne Town Council would firmly support the detailed comments of the Planning Inspector on this matter, which made some very specific stipulations regarding the rail crossing and the condition trigger;
- The decision taken on this development was opposed by the entire community and continues to be opposed. The conditions set by the Planning Inspector should be adhered to and this Council does not see that anything has materially altered the situation since the conditions were laid down that should change this. If anything traffic levels on Cathole Bridge Road continue to grow and make it even more dangerous and unsuitable. Residents have rightly pointed out that once construction begins on site, walkers will be more likely to avoid the path running through the site, and instead increase the usage of the footpath on the other side which uses the railway crossing. Therefore Crewkerne Town Council strongly believes that the stopping up of the passive crossing must be done prior to commencement of development as it is clearly critical to pedestrian safety.

Recommend: REFUSAL

22/03471/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 21/03005/S73 to amend the timing of submission of information required for the discharge of conditions 5, 6, 7 and 8.

This application was deferred to the Full Council meeting on 16 January and the Clerk was asked to seek clarification from the Planning Officer at SSDC in respect of the discrepancies highlighted between this NMA and the decision notice and the associated environmental implications for the haul road.

The following applications were noted without comment:

22/03538/DOC1 **Wey & Sons Portable Buildings South Street Crewkerne Somerset TA18 8DA**
Discharge of Conditions No. 3 (Materials) and No. 9 (Contamination) of Planning Application 18/04076/FUL.

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

22/23

22/03279/PAPV **Singleton Engineering (UK) Ltd Blacknell Lane Crewkerne Somerset TA18 7HE**

Notification for prior approval for the provision of PV solar panels on two roof-slopes of light industrial buildings totalling 90KWp.

Application Permitted with Conditions.

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.

Application Permitted.

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

22/23

Cllr. Nathan highlighted concerns about the delays to provision of the East Street car park, and reported that residents had highlighted the value of the land adjacent to Henhayes as amenity land. There was some discussion about whether the District Council could be asked to set a time limit for the landowner to submit a planning application.

The Clerk was asked to contact the other SSDC ward members and highlight that their attendance at Crewkerne Town Council meetings would be warmly welcomed. This invitation could also be extended to the Member of Parliament.

Councillors discussed the recent coverage of North Street traffic and safety issues on ITV news. It was felt that a complete 20mph zone throughout the town centre would make a considerable difference. Longer serving councillors recalled that this had been proposed some time ago but the signage costs would need to be met from Town Council funds. The Clerk was asked to add this to the list for discussion with County Highways at the upcoming site visit.

107 **KITHILL SITE TRAFFIC**

22/23 To consider a petition received requesting a letter of support to Highways requesting reconsideration of the decision to route site traffic along Hermitage Street, Lyme and Lang Roads

A petition of 299 signatures, presented to the Town Council in December, was considered. Councillors agreed with the concerns raised by residents about safety, recalling that there had been a fatal accident some years ago. Safety concerns, such as the narrow pavements, possible damage to pavements, drains and properties were emphasised and following discussion, the Council agreed to write to County Highways to express concern about the designated construction route and ask that Hermitage Street, Lyme and Lang Roads be removed from the plan.

It was AGREED that Crewkerne Town Council would formally request that Highways reconsider the inclusion of the above roads in the Construction Site Traffic Management Plan for the Kithill development.

108 **TO RECEIVE AN UPDATE ON THE NEIGHBOURHOOD PLAN**

22/23

The Chair of the Neighbourhood Plan Steering Group reported that:

- The survey had been delivered to every household with the town newsletter in December.
- The online survey had received over 200 responses, and over 60 hard copies had been returned.
- The planning consultant would leave the online survey running for a few days longer.
- Anyone still wanting to complete the survey was asked to do it as soon as possible.

109 **DATE OF NEXT MEETING**

22/23

Monday 13 February 2023 at 18.45.

The meeting closed at 19.30.

Signed:

Dated:

PL09Jan2023