

Minutes of a meeting of the PLANNING AND HIGHWAYS COMMITTEE held at the Council Chamber, Town Hall on Monday 10 October 2022 at 6.45 p.m.

PRESENT:

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

In attendance: Town Clerk K. Sheehan, Deputy Clerk L. Gowers and eight members of the public.

The Chairman welcomed everyone to the meeting.

OPEN FORUM

A question had been put to the Council by a member of the public who was not able to attend the meeting. The Deputy Clerk read the question to the Council, which was regarding the issue of speeding and associated noise in West Street. The recent report from the Highways Engineer assumed that members of the public would not be in favour of losing parking spaces on West Street, if parking were moved to the other side of the road to create a chicane to slow traffic leaving the town. It was suggested that lost parking spaces could be found in West Street Car Park as it was very rarely full. The Council were asked to give this further thought.

A second member of the public also spoke regarding the speed and noise of traffic on West Street. He noted that it was an assumption that residents would mind losing parking spaces and believed that many would accept the loss of three spaces if the traffic speed and noise was reduced.

Two members of the public wished to speak regarding the car park proposed at the Millers Garage site.

The first spoke about the potential development of the land at Millers Orchard, beside the garage site. Plans had been circulated to neighbours of the site, that showed a development of houses beside the car park and an entrance and exit off East Street beside Wyvern Court. She believed that this wasn't safe as the visibility on to East Street was poor. It was also noted that there had been no consultation regarding the proposed development.

The Chairman confirmed that there was not currently a planning application for this piece of land, but if a planning application was put forward, he assured the member of the public that there would be a formal consultation.

The second member of the public referred to a recent meeting of the Scrutiny Committee of South Somerset District Council, where the car park and the adjacent parcel of land were discussed. He asked if there was a way that the Town Council could be proactive and apply for the land to become an Asset of Community Value as he felt strongly that the land should be amenity land for the town.

The last speaker was a representative of Boon Brown, who was the developer for the property at Brickyard Lane. They outlined the hopes of the land owner, for the development of this site and were happy to have questions asked of them, if the Town Council wished.

063 TO NOTE APOLOGIES FOR ABSENCE

22/23

All Councillors were present.

064 DECLARATIONS OF INTEREST

22/23

Cllr. Head declared a personal interest in Agenda item 5, Planning Application 22/02396/FUL Land opposite Westover View, Brickyard Lane.

065 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 8 August 2022 be APPROVED.

066 TO RECEIVE THE CLERK'S UPDATE REPORT

22/23

The Deputy Clerk reported:

- The steps between Bincombe and Westover View had been reported as they were considered dangerous. They had now been repaired and a new handrail installed.
- A signpost on the pavement on to the Henhayes car park had been hit by a lorry. South Somerset District Council had removed the post, as this had happened several times previously, and moved the signs to a post near the wall to the Lidl car park.
- One of the Parish Path Liaison Officers (PPLO) had left and the remaining PPLO had offered to cover all the Crewkerne footpaths.  
Cllr. Head asked if it would be possible to have a report from the PPLO quarterly.

067 TO CONSIDER PLANNING APPLICATIONS

22/23

22/02562/HOU	61 Furland Road Crewkerne Somerset TA18 8DD Demolition of single storey side and rear extensions and construction of single storey side and rear extension on similar footprint. Recommend Approval
22/02396/FUL	Land Opposite Westover View Brickyard Lane Crewkerne TA18 7BA Erection of one dwelling and associated infrastructure. Detached two storey garage with office space on first floor. After much discussion, it was agreed that, although The Town Council had concerns that the property was out of keeping on scale, it would support this application on the condition that a covenant was placed on the office space above the garage to ensure that it could not be used as ancillary living accommodation.

068 TO RECEIVE PLANNING DECISION NOTICES FROM THE DISTRICT COUNCIL

22/23

The following planning decision notices were noted:

22/02291/TPO	Land North Of The A356 Station Road Crewkerne Somerset Application to carry out Tree Surgery Works to No. 1 Tree as shown within the South Somerset District Council (CREW 2) 1993 Tree Preservation Order. Approved
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- 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  
Approved
- 22/01399/HOU      3 Kingswood Road Crewkerne Somerset TA18 8JW  
Erection of a two-storey side extension to dwelling.  
Approved
- 22/01989/TCA      19 Foundry Square Crewkerne Somerset TA18 8HB  
Notification of intent to Fell No. 1 Tree within a Conservation Area.  
Decided – No TPO necessary, therefore the work can go ahead.
- 22/02299/TCA      55 Lyme Road Crewkerne Somerset TA18 8HE  
Notification of intent to carry out Tree Surgery Works to No. 2 Trees and Fell No. 1 Tree within a Conservation Area.  
Decided - No TPO necessary, therefore the work can go ahead.
- 22/02296/TCA      26 North Street Crewkerne Somerset TA18 7AJ  
Notification of intent to Fell No. 1 Tree within a Conservation Area.  
Decided - No TPO necessary, therefore the work can go ahead.
- 22/00244/ADV      Kingfisher House & Cornhill House Market Square Crewkerne  
TA18 7LG  
Display of 3 flags from existing flag pole brackets, one that is centrally located on Cornhill House and two that are located on two of the walls of Kingfisher House.  
Approved
- 21/02651/LBC      Westover House Poples Well Crewkerne TA18 7ES  
Demolition of a lean-to roof and conservatory and the erection of a second storey extension and ground floor single storey garden room extension  
Approved
- 21/02650/HOU      Westover House Poples Well Crewkerne TA18 7ES  
Demolition of a lean-to roof and conservatory and the erection of a second storey extension and ground floor single storey garden room extension  
Approved

069      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 had worked with Brownies to put the “pick up after your dog” signs up. Cllr. Samuel reported that some of the signs had been removed and it was agreed that the

Town Council would put some messages out via the LIC and Facebook, to request that the posters were left up. It was agreed that dog fouling was a consistent problem in and around the town.

The Post for SID on Broadshard would be installed by Highways and there was a long lead time for this work.

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

22/23

The Chairman thanked the Highways officers for visiting Crewkerne for a second time to discuss further issues in the town. He noted that some of the problems had been ongoing for some time, but now dialogues were open, the problems would gradually be solved.

The following items were discussed:

1. Lyewater.  
Parking issues on the corner of Barn Street and Lyewater. The yellow lines were part of the next Traffic Road Order, being submitted by Somerset County Council.
2. West Street.
  - A. Could parked cars be moved from one side of the road to the other to reduce visibility of the road ahead and therefore slow traffic? Highways had confirmed that it would be possible via a SIS, however parking spaces would be lost which may not be popular with residents. Cllr. Bond suggested elevated crossings on West Street to slow the traffic.
  - B. Raised ironworks and slabs. It was agreed that the Highways Superintendent would come out and measure the height the ironworks and slabs were raised by. The Eco channel would need to be dug out and would be put on a works list. Highways would have it inspected again for safety. The works order would be raised for the new financial year depending on funds.
3. Oxon Road.  
Blocked gullies. These would be put on a works list. The gully round was due in the new financial year. The Highways Superintendent would undertake an inspection and if needed raise a works order for a hand cleanse.
4. Gouldsbrook Terrace.  
The wall adjacent to the field needed repair. Highways had confirmed that the wall belongs to the landowner of the field and were making contact.
5. Market Street.
  - A. Constant parking in the loading bay. Highways confirmed that the signage was correct. The Town Council should contact the enforcement team.
  - B. Blocked gully and pipe outside the Turkish barbers. Highways would organise clearing and removing part of the kerb that was blocking the pipe.
  - C. Tree outside Bar 5 with tarmac to the trunk. The highways tree team would inspect.
6. South Street.  
A property in South Street had a downpipe which went under the pavement and was blocked. The householder had requested for the pipe to be cleared as his property was getting damp from the backlog of water. Highways confirmed that the downpipe was the responsibility of the householder/s (it was a line of terraced cottages), even though it ran under the pavement. A contractor would need to apply for a licence for the work.
7. Furland Road.  
The drain could not cope with the water coming down the hill. The drain cover was often lifted during heavy downpours and South Street flooded.

It was confirmed that Somerset County Council were responsible for the drain but Wessex Water would be responsible for the pipe work. It was possible that one of the pipes has collapsed. Highways would clear the drain and contact Wessex Water if necessary. A jetting job would be raised in the new financial year, as the budget was now fully committed.

8. Thomson Drive.

Visibility issues when turning out of Thomson Drive.

There was a question mark over the ownership of a strip of land which had the hedge/shrubs on it, however it has been recently trimmed.

9. Path from Thomson Drive to Happy Valley.

Two streetlights were out and there was constant antisocial behaviour in the area. The path was not adopted by Highways. Following the visit, it was confirmed that the streetlights were now working but it was not understood why the pathway was unadopted. It was suggested that the Town Council should contact Development Engineering and/or Estate Roads at Somerset County Council to ask why it was not adopted as it was a community safety issue.

10. Vinney Bridge.

There were concerns regarding flooding at this point. The riverbanks had not been cleared and possibly not the channel either. Highways signposted the Town Council to the County Council Flood Team and Environment Agency. There was a padlock on the gate at the front of Vinney Bridge, but the whereabouts of the key was currently unknown.

11. Millwater Estate, North Street.

The lack of a salt bin on quite a steep incline concerned Councillors. Highway would not adopt the road due to technical differences in the build of the road. It was suggested that the Town Council contact the developer (Stonewater) to request a grit bin.

071 TO CONSIDER A REQUEST TO THE COUNTY COUNCILLORS FOR A SMALL  
22/23 IMPROVEMENT SCHEME TO EXTEND THE PAVEMENT AT COURT BARTON TO GIVE  
PEDESTRIANS BETTER VISIBILITY WHEN CROSSING THE ROAD.

Cllr. Ashton commented that Small Improvement Schemes may be coming to an end as there was no longer a budget. All agreed that crossing the road at Court Barton was a safety issue and therefore it should be put to Somerset County Council to see if anything could be done.

072 TO RECEIVE A REPORT FROM CLLR. ASHTON REGARDING THE NO. 6 BUS FROM BRIDPORT TO  
22/23 YEOVIL AND CONSIDER ACTIONS FOR THE TOWN COUNCIL IF APPROPRIATE.

Cllr. Ashton reported that he had attended a meeting at Beaminster Town Council regarding the notice given to end running the No. 6 bus. Two members of Parliament and five members from Dorset County Council had attended. It was explained that the decision was a commercial issue and that notice had not been rescinded. It was AGREED that Crewkerne Town Council should write to Dorset County Council to voice concerns regarding the loss of this service.

073 TO RECEIVE AN UPDATE REGARDING THE NEIGHBOURHOOD PLAN  
22/23

Pat Lunt, Chairman of the Neighbourhood Plan Steering Group gave an update:

- A website was being created.
- A draft project plan was in place which gave an aspirational time frame of a submission target date of March 2024.

- A launch event would take place in November to raise awareness of the Neighbourhood Plan and a questionnaire would go out to the Community. The response to the survey would give the Neighbourhood Plan its aims, vision, and objectives.
- The Neighbourhood Plan steering group would then publish a consultation and engagement plan, which would list what Crewkerne Town Council was required to do and consultation responses.

074 TO CONSIDER A COMPLAINT RECEIVED REGARDING DELIVERY LORRIES PARKING ON THE  
22/23 PAVEMENTS AND POSSIBLE ACTION.

There had been several reports of cracked and damaged paving stones in the town due to lorries pulling on to the pavements when delivering to businesses. This was generally to allow traffic to continue to flow in the town. After discussion it was agreed that the Deputy Clerk should write to businesses and request that delivery lorries do not park on the pavement and to try to avoid delivering at peak times when the town is busy. It was also suggested that smaller vehicles were requested from suppliers.

075 TO CONSIDER IF THE TOWN COUNCIL SHOULD REPLANT A TREE TO REPLACE THE DISEASED  
22/23 TREE FROM MARKET STREET.

Highways had recently removed a diseased tree outside the Turkish Barber on Market Street. For Crewkerne Town Council to replace the tree there would be a fee for the licence of £300 along with a maintenance agreement with County Council. The Town Council should commit to watering the tree every day during spring and summer while it is established. It was AGREED to replace the diseased tree but to question the fee of £300.

076 TO RECEIVE ANY OTHER MATTERS OF REPORT  
22/23

Cllr. Wakeman reported that an area of hedgerow beside a new post and rail fence between Happy Valley and St Bartholomew's School had been pushed aside by people trying to access Happy Valley. It had been reported to the police.

Cllr. Nathan reported that:

1. A neighbour that didn't drive and was a wheelchair user was having difficulty accessing a location for her covid booster. Cllr. Ashton confirmed that it was possible to have a vaccination home visit for members of the public who had restricted mobility.
2. There were often bins left on the pavement beside the Antelope flats, and by a dropped curb. This was blocking access for a resident using a mobility scooter. Cllr. Head asked that a letter be sent to all residents requesting the bins are stored away from the pavement. Cllr. Bond confirmed that bins and boxes left on pavements was unlawful obstruction of highways.
3. Vehicles were parking in the bays marked for the EV charging points in the South Street car park. The size of the bays were reduced due to the charging point and as a result, the vehicles juttred into the road. Cllr. Nathan asked if there was any timeframe for SSDC to complete the installation.

Cllr. Stuart reported that a drain on Mount Pleasant had been marked by Highways as needing repair, but nothing further had happened. The Deputy Clerk was requested to contact Highways to investigate dates for repair.

Cllr. Samuel reported that:

1. Signs for development had been erected on the land at the top of Kithill. They appeared very large and considered to be an eyesore. It was agreed that if a reference from the sign could be given to the Deputy Clerk, she would forward the complaint to Planning.

2. There had been anti monarchy graffiti sprayed around Falkland Square recently. The Clerk confirmed that the office had been aware, and the grounds team had washed the graffiti away. It had also been reported to the police.

Cllr. Head asked if there was any further news regarding the step that was being built at No. 2 Church Path. The Clerk confirmed that the matter was with the head of planning enforcement at South Somerset District Council.

Cllr. Bond asked why Crewkerne was lagging behind other towns regarding investment by South Somerset District Council into charging points.

Cllr. Morris reiterated the continued problem with vehicles getting stuck in Clammer Hill Lane and asked if a bollard could be installed beyond the garages. The Clerk confirmed that a discussion had taken place with the police regarding signage.

077      DATES OF NEXT MEETINGS  
22/23

Monday 14<sup>th</sup> November 2022 at 6.45 pm.

The meeting closed at 8.04 pm.

Signed: .....

Dated: .....

PL10Oct2022