

Minutes of a meeting of the PLANNING AND HIGHWAYS COMMITTEE held in the Victoria Hall, Market Square, Crewkerne on Monday 13 March 2023 at 6.45 p.m.

PRESENT:

Cllrs. K. Head (Acting Chair), S. Ashton, M. Best, N. Draycott, D. Livesley, J. Nathan, A. Samuel and A. Stuart.

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

OPEN FORUM

Two residents spoke on the proposal to remove a mature lime tree near Townsend Cemetery as part of the Taylor Wimpey Reserved Matters application for the Northern end of the key site, noting:

- The tree in question benefitted from a Tree Preservation Order (TPO) and had not originally been identified for removal. The feeling was that the tree was being unnecessarily sacrificed to support a higher density of dwellings.
- This is a large, mature, environmentally significant tree visible from across the site and forms part of the screening for the cemetery. Concerns were raised that there are graves within a few metres of the boundary which will lose part of their natural screening from housing on the site.
- The residents highlighted issues with the allocation of parking spaces on the site, which is contrary to Somerset County Council's own parking policy. A safe cycle or walking route to town from the northern end of the site would be appreciated.
- The residents urged the Town Councillors to consider these matters and ask Taylor Wimpey to protect the tree and ensure the public can safely access the town centre without using their cars.

A resident of Pithers Court spoke on the issue of the Pithers Court junction with North Street, stating that:

- Some 'keep clear' road markings were required on North Street at this location, to allow vehicles exiting Pithers Court to join North Street more easily. The congestion along this route means that this can often take a while. Conversely, it would also permit vehicles travelling north on North Street to turn right into Pithers Court without causing tailbacks towards the town centre.
- All three commonhold associations and the business located at Pithers Court were supportive of this suggestion. Town Councillors were asked to consider making a formal request to County Highways to further investigate this possibility.

123
22/23

TO NOTE APOLOGIES FOR ABSENCE

In the absence of the Chair and Vice Chair of the Planning and Highways Committee, it was AGREED that Cllr. Head should chair the meeting.

Cllr. Head in the chair.

Apologies were received from Cllrs T. Bond, P. Maxwell, J. Morris, and D. Wakeman (all personal).

124 **DECLARATIONS OF INTEREST**

22/23

None.

125 **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 13th February 2023 be **APPROVED**.

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

22/23

The Clerk reported that she was still waiting for Somerset County Council to issue the licence for the replacement tree on Market Street.

127 **TO CONSIDER PLANNING APPLICATIONS**

22/23

23/00485/HOU

9 Parkland Walk Crewkerne TA18 8HR

Erection of an extension, alterations and conversion of existing loft space with insertion of dormer window and roof lights.

Recommend APPROVAL, subject to adequate provision of parking to support the potential for increased occupancy.

23/00006/REM

Crewkerne Key Site 1 Land East Of Crewkerne Between A30 And A356 Yeovil Road Crewkerne Somerset TA18 7HE

Approval of reserved matters for appearance, landscaping, layout and scale for 110 dwellings and associated development following outline approval of 05/00661/OUT (Comprehensive mixed use development for 525 dwellings, employment (B1, B2, B8) primary school, community facilities, playing fields, parkland, P.O.S. structural landscaping and associated infrastructure including link road and highway improvements) as amended by 19/03482/S73 and 21/03005/S73.

23/00007/REM

Crewkerne Key Site 1 Land East Of Crewkerne Between A30 And A356 Yeovil Road Crewkerne Somerset TA18 7HE

Approval of reserved matters for appearance, landscaping, layout and scale for 525 dwellings and associated development following outline approval of 05/00661/OUT (Comprehensive mixed-use development for 525 dwellings, employment (B1, B2, B8) primary school, community facilities, playing fields, parkland, P.O.S. structural landscaping and associated infrastructure including link road and highway improvements) as amended by 19/03482/S73 and 21/03005/S73.

Councillors noted that a number of reports, including the comments from Highways, remained outstanding. This made it difficult for the Town Council to make a full and informed assessment, and there had been different indications from Planning officers regarding the timescales for consideration. With this in mind it was AGREED to defer both 23/00006/REM and 23/00007/REM until a later meeting, ideally when the outstanding information would be available.

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

22/23

22/03181/FUL **Lawrence Fine Art Auctioneers South Street Crewkerne Somerset TA18 8AB**
Erection of an entrance canopy.

APPROVED.

22/00654/REM **Holly Tree Farm Longstrings Lane Crewkerne Somerset TA18 7EA**
Reserved Matters application for approval of appearance, layout and scale of approval 19/02921/OUT the erection of 2 dwellings.

REFUSED.

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

22/23

The following updates to the Action Status Report were noted:

- A large capacity co-mingle dog/litter bin had been agreed for the end of Foxditch Lane on Ashlands Road; CTC would fund but were awaiting an installation date from SSDC.
- The Clerk was asked to request that the dog bin at the end of Brickyard Lane be emptied more frequently as it appeared to be always overflowing, and also ask for clarification on the collection schedule.
- A few bins across town appeared to have disappeared in recent years; details would be forwarded to the Clerk to investigate.
- Parking on the pavement outside Ashlands School and parking on triangle at end of Brickyard Lane to be added to the agenda for the next Highways site visit.
- The broken sign at Broadshard had been fixed.
- Littering and poo bags issue around Ashlands Road and Wadham areas were being monitored by the Locality team.
- The Clerk was asked to advertise for Community Speed Watch volunteers in the next newsletter.

130 **PITHERS COURT**

22/23

To consider making a formal request to Highways for a box junction/keep clear markings at the entrance to Pithers Court on North Street

Councillors considered this issue and felt that it should be pursued further with County Highways. It was AGREED that the Town Clerk should make a formal request to Highways to explore options at this location.

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

22/23

The Chair of the Neighbourhood Plan Steering Group gave a short update, noting that:

- The Planning Consultant had now finished analysing the results of the community survey and a report had been circulated to the Steering Group for consideration.
- The next NPSG meeting would be the following day, so further updates would follow on from that.
- There were some clear priorities, values and aims emerging from the survey, which could be acted upon and supported even before the Neighbourhood Plan is written.

132 **DATE OF NEXT MEETING**

22/23

Monday 24th April 2023, 18.45 in the Council Chamber, Town Hall.

The meeting closed at 19.25.

Signed:

Dated:

PL13MAR2023

DRAFT