

Minutes of a meeting of the PLANNING AND HIGHWAYS COMMITTEE held in the Council Chamber, Market Square, Crewkerne on Monday 24 April 2023 at 18.45.

**PRESENT:**

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

In attendance: Town Clerk K. Sheehan, Deputy Clerk E. Wilkins, and three members of the public.

**OPEN FORUM**

No one wished to speak.

133 **TO NOTE APOLOGIES FOR ABSENCE**

22/23

Apologies were received from Cllrs. P. Maxwell, and A. Stuart (both personal).

134 **DECLARATIONS OF INTEREST**

22/23

Cllrs. Ashton and Best declared an interest in planning applications by virtue of being on the Somerset Council Planning Committee. The Town Clerk suggested their Register of Interests be amended for convenience at future meetings.

Cllr. Samuel declared an interest in the agenda item relating to planning application 23/00721/HOU by virtue of living near the property.

135 **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 13 March 2023 be **APPROVED**.

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

22/23

The Deputy Clerk reported the Morrisons scheduled roadworks on Ashlands Road in April/May have been delayed due to unforeseen circumstances. The Deputy Clerk is awaiting new dates from Morrisons, which are expected to be in the coming summer months.

As proposed by Space4Crewkerne, and discussed at TC meeting on 27 March, the possibility of a Local Nature Reserve at Kithill is being investigated. The Deputy Clerk reported working through a 44-page document received from Natural England 'Local Nature Reserves in England: A guide to their selection and declaration' and will report back with more information in due course.

137 **TO CONSIDER PLANNING APPLICATIONS**

22/23

**23/00840/COU**

**Sectional Buildings, South Street, Crewkerne, TA18 8DA**

Temporary change of use of house for use as an office and a flat.

**RECOMMEND APPROVAL**

- 23/00785/HOU**      **44 Bushfield Road, Crewkerne, TA18 8HW**  
The erection of a two storey side extension to dwelling.  
**RECOMMEND APPROVAL**
- 23/00690/HOU**      **32 Henley View, Crewkerne, TA18 8JD**  
Rendering of an outside gable end wall.  
**RECOMMEND APPROVAL**
- 23/00721/HOU**      **11 Broadshard Road, Crewkerne, TA18 7NE**  
Erection of two storey side extension, single storey rear extension, enlargement of front porch, enlargement of driveway, change of external walls from brick to render and change of white UPVC windows to grey UPVC.  
**RECOMMEND APPROVAL**
- 23/00535/HOU**      **46 Bushfield Road, Crewkerne, TA18 8HW**  
Two Storey side extension and porch to existing property.  
**RECOMMEND APPROVAL**
- 23/00264/FUL**      **21A-23A Market Street, Crewkerne, TA18 7JU**  
Proposed internal alterations for change of use from upper floors of dental practice into 2 No. flats with retail unit retained at ground floor.  
**RECOMMEND APPROVAL**
- 23/00265/LBC**      **21A-23A Market Street, Crewkerne, TA18 7JU**  
Proposed internal alterations for change of use from upper floors of dental practice into 2 No. flats with retail unit retained at ground floor.  
**RECOMMEND APPROVAL**

**To Note:**

- 23/01007/TPO**      **4 Aspen Way, Crewkerne, TA18 7DG**  
Application to carry out tree surgery works to No.02 trees included within South Somerset Tree Preservation Order (CREW 1) 1998 and 2007.

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**TO RECEIVE PLANNING DECISION NOTICES FROM THE SOMERSET COUNCIL**

The following planning decision notices were noted:

- 23/00939/TCA**      **4 Lyewater, Crewkerne, TA18 8BB**  
Notification of intent to Fell No.1 Tree within a Conservation Area.  
**DECIDED**
- 23/00546/LBC**      **23 North Street, Crewkerne, Somerset TA18 7L**  
To provide structural support to a failed beam, over the kitchen.  
**APPROVED, with conditions**
- 23/00215/TPO**      **2 Aspen Way, Crewkerne, Somerset TA18 7DG**  
Application to carry out Tree Surgery Works to No. 4 Trees as shown within the South Somerset District Council (CREW 1) 2007 Tree Preservation Order.  
**APPROVED, with conditions**

- 23/00069/FUL**      **Lloyds Bank PLC, 37 Market Square, Crewkerne, Somerset TA18 7LR**  
Internal alteration works and change of use from financial and professional services (Class E) to a funeral service establishment (sui generis) and removal of trees in rear garden.  
**APPROVED, with conditions**
- 23/00070/LBC**      **Lloyds Bank PLC, 37 Market Square, Crewkerne, Somerset TA18 7LR**  
Internal alteration works and change of use from financial and professional services (Class E) to a funeral service establishment (sui generis).  
**APPROVED, with conditions**
- 23/00414/TCA**      **2 The Lawns, 52 West Street, Crewkerne, TA18 8BA**  
Notification of intent to carry out Tree Surgery Works to No. 1 Tree within a Conservation Area.  
**DECIDED**

Councillors wished to comment to Somerset Council that they would like the option of commenting on future tree applications in Crewkerne. Councillors wish to request that any felled trees are replaced with a suitable disease-free species as a condition of approval.

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

Updates to the Action Status Report were noted, and comments were as follows:

- Vegetation impinging on North Street: Highways confirmed an order to refurbish existing parking restrictions had been issued to service provider and hoped to have the work carried out within a 12-week period. A sweep of the carriageway would be done prior to work. Cllr Bond commented that other areas of road also need clearing, opposite Gouldsbrook View and Ashlands School.
- Laydown area opposite Wadham School: a contractor had been engaged by Morrisons to repair the area damaged opposite Wadham School during the recent gas works. A date to start had yet to be agreed but should be in the near future. Crewkerne in Bloom would be involved in the works. Cllr. Bond noted that other areas along Ashlands Road require remedial works and the Deputy Clerk was asked to follow up.

The Deputy Clerk was asked to send out a list to Councillors highlighting issues to be discussed at the next Highways meeting in June, two weeks in advance of the meeting, to allow Councillors to add their comments or any further issues they would like to be addressed.

Cllr. Nathan asked if the Town Council were to respond to a recent brief update regarding Millers Garage, and questioned if another car park site should be researched. The Town Clerk proposed to add the matter to the next Vision and Strategy Meeting in June.

Cllr Morris queried if the Town Council had received correspondence regarding walking routes for Wadham School children and their route on East Street. It was confirmed nothing has been received.

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22/23 **TO CONSIDER A REQUEST TO FUND A LARGE CO-MINGLE BIN OPPOSITE WADHAM SCHOOL**

Councillors were asked to consider the option of funding a new bin in the area, or to monitor the situation following the recent installation of a co-mingle bin further along Ashlands Road. It was AGREED that the matter should be monitored and revisited in 6 months.

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22/23 **TO RECEIVE AN UPDATE ON MATTERS OF TREE OWNERSHIP AT TOWNSEND CEMETERY**

Town Clerk indicated that a productive but informal conversation was ongoing with Taylor Wimpey and will provide a more formal update in due course. The Town Clerk informed Cllrs. that Townsend Cemetery ownership documents and deeds have been taken out of storage, in case they are needed.

Cllr Ashton stated he initiated contact with Somerset Council Planning Officers to discuss if the proposed zig zag area accessing the A30 on the top west hand side of the development is required. Instead, could improvements be made to the embankment and footpath to the south of Townsend Cemetery to provide a route into town. Anyone wishing to cross to Wadham would be able to use the planned pedestrian crossing. Only a small number of houses in the development would be served by the zig zag.

Cllr Wakeman requested that a meeting is arranged with Taylor Wimpey to discuss trees and landscaping across the Crewkerne development, to ensure the right species and location of trees are implemented.

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22/23 **HENLEY FOOTPATH CROSSING**

**Henley Footpath Crossing: to note correspondence received from Network Rail regarding a proposed diversion application.**

The correspondence was received and noted. Further information will be made available by Network Rail in May. Anyone with a query in the meantime is invited to contact:  
[pamela.elkington@networkrail.co.uk](mailto:pamela.elkington@networkrail.co.uk).

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22/23 **TO RECEIVE AN UPDATE ON THE NEIGHBOURHOOD PLAN**

The Chair of the Neighbourhood Plan Steering Group gave an update, noting that the Neighbourhood Plan will use feedback from the public from the questionnaire, and evidence gathering from existing documents. Topic Papers are currently being produced which will have an influence on the Neighbourhood Plan. The group are drawing up aims and objectives at present, some have been drafted and they are awaiting approval to send out to the public to confirm that the information correctly reflects their opinions. These can then be refined further.

The Neighbourhood Plan Steering Group wish to contact local businesses and youth groups, and new members are needed for the steering group. They wish to encourage someone from the local business community to become more involved, and Councillors were invited too.

The process is a lengthy one with potential conflicting points between residents and Somerset Council. For example, feedback already received from Crewkerne residents indicate opposition to housing being built on green fields.

Councillors thanked the Chair of the Neighbourhood Plan Steering Group for their continuing hard work.



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**DATE OF NEXT MEETING**

Monday 15<sup>th</sup> May 2023, 18.45 in the Council Chamber, Town Hall.

The meeting closed at 19.39.

**Signed:** .....

**Dated:** .....

PL24APR2023