



TOWN HALL  
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Crewkerne  
Somerset  
TA18 7LN  
01460 74001

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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 13 June 2022** in the Council Chamber, Town Hall 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>

A handwritten signature in black ink, appearing to read 'K. Sheehan', written over a horizontal line.

K Sheehan (signed on original)

Town Clerk

Tuesday 7 June 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 23 May 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. **Millers Garage Car Park:** To receive a report that was circulated for the SSDC District Executive meeting and to receive a verbal update from District Councillors.
9. **Somerset Bus Improvement Plan:**
  - a) To receive the summary from the Somerset Bus Partnership along with supporting documents and consider a response.
  - b) To consider if a representative from Crewkerne Town Council would attend meetings of the Somerset Bus Partnership
10. **To receive a Tree Canopy Report from SSDC and engage a Councillor to lead on CTC's response.**
11. **To receive any other Matters of Report (for information).**
12. **Date of next meeting:** Monday 11 July 2022 at 6.45 p.m.

**CREWKERNE TOWN COUNCIL**  
**Planning and Highways Committee Meeting**  
**Monday 13 June 2022**

**Item 6 – New Applications – South Somerset District Council**

- 22/01262/LBC**      **23 North Street Crewkerne Somerset TA18 7AL**  
To undertake essential maintenance work, across the kitchen extension, including tanking, replacing the floor, ceiling, and window. To install mechanical extract through wall. To alter the retaining wall.
- 22/01599/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 20/00149/REM to:
- Update boundaries and hard landscape plans (minor changes to plots 7-9)
  - Update landscape plans to show new stream alignment and minor on plot changes (plots 7-9)
  - Update landscape plans and details for boundaries to commercial area to include bund details
  - Review and update planning housepacks
- 22/01634/TCA**      **Westover View, Willow Cottage Brickyard Lane Crewkerne TA18 7BA**  
Notification of intent to fell No. 1 tree within a Conservation Area.

**Item 7 - To receive planning decision notices from South Somerset District Council**

- 22/01026/FUL**      **40 Henley View Crewkerne Somerset TA18 8JD**  
Change of use of amenity land to residential curtilage to facilitate the installation of an access ramp, and the erection of a single storey rear extension  
**Approved**
- 22/00826/HOU**      **4 Westover View Brickyard Lane Crewkerne Somerset TA18 7BA**  
Single Storey Garage to the front. Single storey extension to the side to form utility and WC. Single Storey Extension to the Rear to form Bedroom together with associated Internal Alterations.  
**Approved**
- 22/01114/HOU**      **54 West Street Crewkerne Somerset TA18 8BA**  
Erection of a two storey extension to replace Conservatory.  
**Approved**
- 22/00817/HOU**      **47 Thomson Drive Crewkerne Somerset TA18 8AQ**  
Conversion of loft to include roof window to the front elevation and dormers to the side and rear  
**Approved**

# Agenda Item 6



## Millers Garage Car Park, Crewkerne

Executive Portfolio Holder:	Cllr John Clark, Portfolio Holder for Economic Development including Commercial Strategy
Ward Member(s)	Cllr Mike Best, Cllr Ben Hodgson, Cllr Robin Pailthorpe
SLT Lead:	Jill Byron, Solicitor and Monitoring Officer
Service Manager:	Robert Orrett, Commercial Property, Land and Development Manager
Contact Details:	<a href="mailto:Robert.orrett@southsomerset.gov.uk">Robert.orrett@southsomerset.gov.uk</a> or 01935 462075

## Purpose of the Report

1. To present a proposal for an alternative approach to delivering the proposed new public car park facility at this location which also unlocks delivery of new housing on adjoining land.

## Forward Plan

2. This report appeared on the District Executive Forward Plan with an anticipated Committee date of June 2022.

## Public Interest

3. The proposal will involve some further delay in the construction and use of the planned new car park. But, it would produce a material financial saving for the council which ultimately benefits all residents and enable an area allocated for housing to be brought forward.

## Recommendations

4. That District Executive recommend that Full Council agree to:-
  - a. Note the contents of the report.
  - b. Approve the Alternative Development Approach and pause the council's project of directly constructing the new car park itself.
  - c. Delegate the power to the Solicitor and Monitoring Officer to enter into a legal agreement meeting the general basis set out in the Proposal section of this report.
  - d. Once the Alternative Development Approach has been legally concluded, vire the capital budget for the project, of £210k, into the Corporate Capital Contingency Budget.

## Background

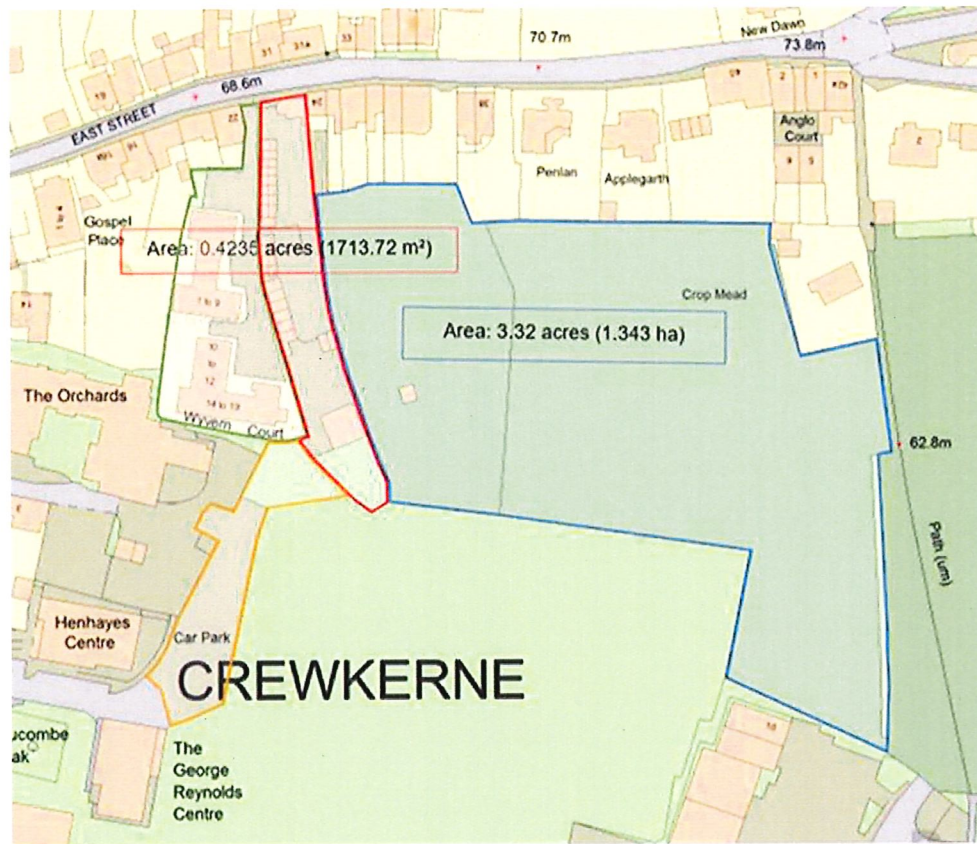


## South Somerset District Council

5. SSDC purchased a parcel of land known as Millers Garage Crewkerne in late 2014 for £225,000 with the aim of delivering additional long-stay car parking near the town centre, responding to a study of parking needs.
6. Following purchase, a considerable period of time was spent exploring the potential to amend the development approach so that our new land could help unlock the adjoining parcel in separate ownership (the residential development land). That land is part of the SSDC identified housing land supply.
7. There did not appear to be a likely and viable alternative to access the residential development land for housing development other than the combined SSDC Millers Garage land and a strip of land within the ownership of the adjoining Wyvern Court property to the west.
8. Eventually, in 2018 that attempt stalled because the approach required could not be achieved.
9. The SSDC team then proceeded to secure detailed planning permission for the car park development as a standalone project using the land it had already acquired, including highways access from County Highways. This permission is entrance only and the exit is to the south through the Crewkerne Town Council owned Henhayes car park.
10. The approved capital budget for 2022-23 includes £210,000 for this project. If the project as designed is progressed immediately it should be completed before end of March 2023.

### Plan

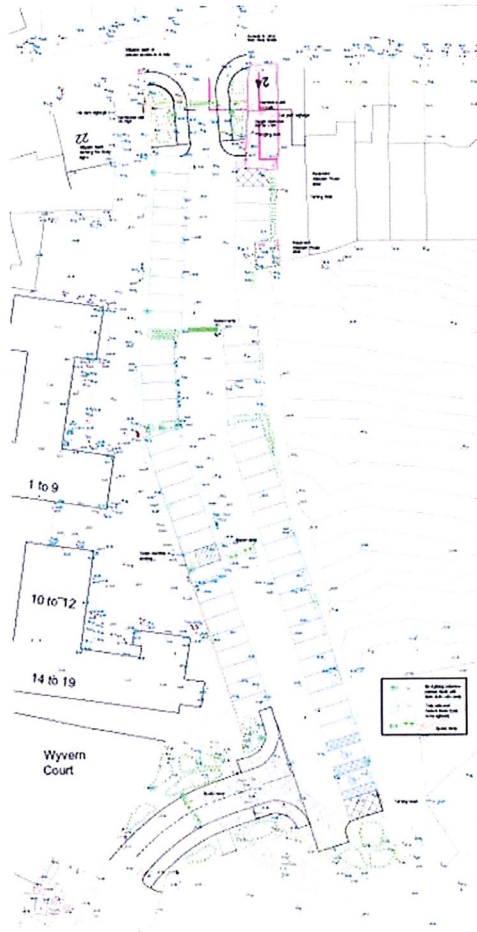
11. The SSDC owned site (0.42 acres) is shown edged red on the plan below, the residential development land blue (3.32 acres), Wyvern Court green and Henhayes car park orange.



### **Car Park project**

12. The Capital Programme for 2022-23 includes £210,000 for the project to construct this car park. The project to conclude technical design, tender and construction this calendar year is achievable provided we commit immediately. There has been strong desire from members to see this project progressed and delivered.

13. The design layout for the planned car park is shown below.



### **Alternative Development Approach**

14. Renewed contact was made with the council in 2021 to explore once more the potential for the Council's Millers Garage land to provide the solution for enabling access to the residential development land. The contact was by a development partner working with the owners of the residential development land and sought to explore again the willingness of SSDC to support the combined approach.
15. Key points arising from this:
  - a. The idea of the combined approach offers benefits – financial and social.
  - b. If SSDC contribute to unlocking access then we should expect to benefit from “ransom value”, likely shared with Wyvern Court owners whose agreement would also be required.
  - c. Enabling delivery of an otherwise stalled housing site in one of our towns contributes to Council Plan objectives.
  - d. The usability of the car park may be improved by running across the contours of significantly sloping ground rather than up and down.
16. A briefing summary was shared with members of Area West Committee seeking a steer. Subsequent to this, officers have been contacted by the development partner and the



## South Somerset District Council

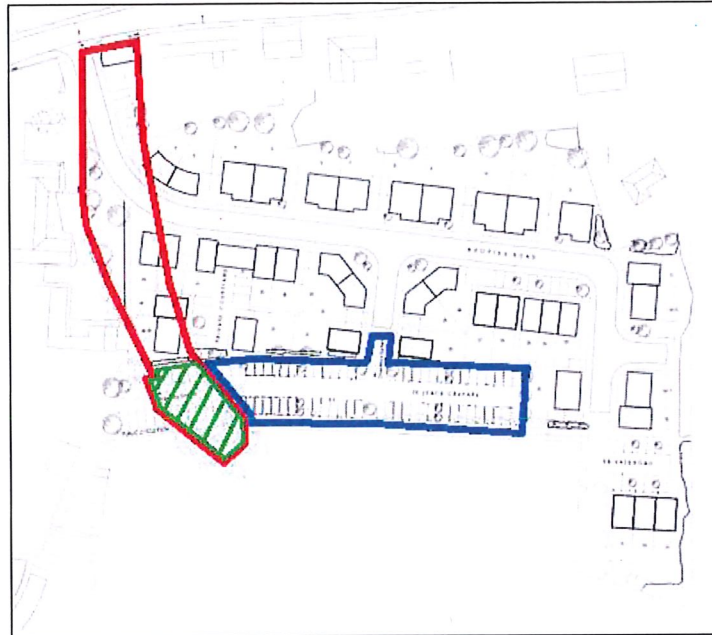
owners of the residential development land on the basis of a solution involving the Wyvern Court owners, and outline terms for a transaction have been discussed.

### Proposal

17. The development partner and the owners of the residential development land will progress either two planning applications or a hybrid application. The intention is to seek early full approval for the access road (in/out access off East Street) and the revised car park layout to avoid it being delayed as part of any detailed residential application due to the phosphate issue.
18. The developer would construct at its own expense the access road to adoptable standard and the new SSDC car park, and deliver acceptable collateral warranties for design and construction of the works.



19. Once the developer has achieved practical completion of the car park and the road is useable with acceptable easements until adoption, SSDC would exchange freehold land areas to achieve the position where it owns the freehold of the new car park and connection to Crewkerne Town Council ownership and the developer receives in return the residual former SSDC land acquired within the Millers Garage acquisition. On the plan below, the red edged area is the current SSDC freehold. Following completion of the new car park, the red edged area with the exception of the green edged and cross hatched would be exchanged for the blue edged area. This would give SSDC freehold ownership of the new car park.



- 20. The net property disposal/acquisition land transaction would be negligible in land payment terms although the net consideration would be c£225,000 and this should be seen as the “disposal” value.
- 21. The “value” to SSDC is considered reasonable or better than reasonable in the context of prevailing development land values and the dynamics of the scenario.

**Benefits**

- 22. SSDC would receive the car park project completed to acceptable standards without using the allocated capital, and at nil cost beyond transaction fee costs.
- 23. SSDC officer resource demands would be reduced assisting with focus on other capital projects.
- 24. The wider advantages listed above would be delivered.
- 25. Risk of project cost overrun avoided.

**Risks**

- 26. Start on site will be later than if we proceed with consented project.
- 27. Preparation, submission and determination of planning application followed by detailed design and delivery of car park, and road construction would be likely to take 14-18 months.
- 28. Grant of planning permission cannot be guaranteed in which case the proposal would not deliver.
- 29. At that point the opportunity for SSDC to deliver the new car park will have been lost and it would need to be decided and funded by Somerset Council.





### **Financial Implications**

30. The recommended Alternative Development Approach would result in £210,000 budgeted capital expenditure not being required. This amount could be released into the Corporate Capital Contingency Budget. There will be revenue implications in terms of car parking income, operating costs and longer term maintenance. The expectation is that the revenue will meet the costs average over the medium term.

### **Legal implications (if any) and details of Statutory Powers**

31. If District Executive approves this recommendation, it will be necessary to conclude an option agreement or conditional contract between the parties so that the responsibilities and obligations of each party are clear and contractually binding. This is a relatively standard form of agreement for development situations.

32. The Council has wide ranging legal powers in relation to this transaction including the General Power of Competence under Section 1 of the Localism Act 2011.

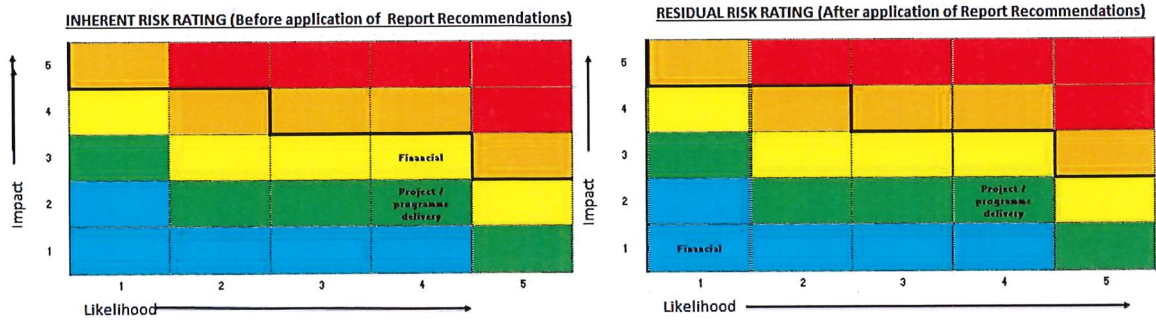
33. S.120 Local Government Act 1972 –

Acquisition of land by agreement by principal councils for the purpose of its functions under this or any other enactment, or the benefit, improvement or development of their area the council may acquire by agreement any land, whether situated inside or outside their area.

34. S.145 Local Government Act 1972

A local authority may do, or arrange the doing of, or contribute towards the expenses of the doing of, anything (whether inside or outside their area) necessary or expedient for any of the following purposes, that is to say: (a) the provision of entertainment (b) the provision of theatre, concert hall, dance hall or other premises suitable for the giving of entertainment.

### **Risk Matrix**



Risk Ref	Risk Category	Inherent Risk Rating	Residual Risk Rating
1	Project / programme delivery	10	10
2	Financial	15	1
3	Delivery of Services	0	0
4	Staffing & Capacity	0	0
5	Reputation	0	0
6	Health & Safety	0	0
7	Governance & Legal	0	0

Risk Description	Mediation / Controls
Design, tendering and construction of new car park - programme and project risks including delays, unforeseen work and construction quality	Under the Alternative Development Proposal, the construction project delivery and risk associated with that will be the responsibility of a third party. However, the non-financial risks remain essentially the same
Cost increase risk around Podge of construction delivery	Under the Alternative Development Proposal, the construction project delivery and risk associated with that will be the responsibility of a third party. SSDC will be fully sheltered from the cost risks
0	0
0	0
0	0
0	0
0	0
0	0

### Council Plan Implications

35. This project contributes positively across the Council Plan themes – Protecting Core Services, Economy, Environment, Self-reliant communities.

### Carbon Emissions and Climate Change Implications

36. There will be no impact on Carbon Emissions and Climate Change Implications if the recommendation is approved.

### Equality and Diversity Implications

37. An equality relevance check has been undertaken on this proposal and there are no adverse implications.

### Privacy Impact Assessment

38. There are no adverse personal data implications to this report.

### Background Papers

January 2015 – District Executive	Notification of an Urgent Executive Decision - Acquisition of the Former Millers Garage Site, Crewkerne
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Planning and Highways Committee Meeting, Monday 13 June 2022  
Agenda Item 9

### **Somerset Bus Improvement Plan**

Somerset County Council were awarded £11.9m in Bus Service Improvement Plan (BSIP) funding over 3 years from the Department for Transport. The Executive Summary of the Somerset Bus Service Improvement Plan ends with the following line:

**"Above all, we will deliver better services and opportunities for all residents within Somerset."**

The county's leading bus advocate group Somerset Bus Partnership and their Wiltshire-based partners Option 24/7 put together a fully-costed plan to utilise the £11.9m BSIP funding that aimed to deliver better bus services and opportunities for as many residents within Somerset as possible, while remaining true to the aims and principles of the Somerset Bus Service Improvement Plan, and consistent with the priorities and capital/resource funding split required by the Department for Transport. Specifically, for Crewkerne it would have introduced much-needed late evening and Sunday bus services. A copy of the plan is attached .

Somerset County Council officers have decided that the plan spread the proposed BSIP funding allocation too thinly, and instead submitted to the Department for Transport a plan to utilise the £11.9m BSIP funding that proposes to spend 77.65% of it in Taunton, 12.66% in Somerton, 6.75% in Bridgwater, and the remainder to be spent on marketing, a small ticketing reform project, and to employ an officer to oversee implementing their proposal. Also attached is the Somerset County Council officers' plan, along with the covering letter to the Department for Transport.

Further BSIP funding might be offered by the Department for Transport in the autumn, however, according to the Somerset Bus Partnership, this is likely to only be available to those local authority areas who didn't get any this time round. This would mean that Crewkerne and many other areas across Somerset would have to wait at least 3 years with the current bus service provision.

Crewkerne Town Council is being requested to:

1. Contact Somerset's likely new lead councillor Bill Revans to ask him to make one of his first acts to direct Somerset County Council officers to resubmit a plan to the Department for Transport to utilise the £11.9m BSIP funding allocation that is closer to the one proposed by Somerset Bus Partnership and Option 24/7.
2. As Somerset County Council officers have already submitted their initial plan to utilise the £11.9m BSIP funding allocation, CTC is asked to also contact the Department for Transport and ask them to direct Somerset County Council officers to resubmit a plan to utilise the BSIP funding allocation that is closer to the one proposed by Somerset Bus Partnership and Option 24/7.

## **Planning and Highways Committee Meeting. Monday 13 June 2022**

### **Agenda Item 10**

#### **Market Town Tree Canopy Cover Report**

South Somerset District Council have commissioned a Market Town Tree Canopy Cover (TCC) , to inform the preparation of their Local Plan Review.

Due to the Local Government Reorganisation process, leading to the creation of the new Somerset Council from 1st April 2023, it has been agreed that existing councils will no longer be progressing new plans based on their own geographies. They will work together to scope the content and timescales for new Development Plan(s) to be prepared for the future as part of the new unitary council. This includes work to progress and align key evidence base documents such as this TCC report.

The TCC report gives an overview of the Market Towns using national percentages and units as a comparison, it is purely attempting to contextualise areas and their potential capacity for future tree planting. There are several areas suggested for tree planting (Appendix 3 – Town Specific Reports), these are assessed on the capacity to take additional trees, not on land ownership, which is something that could and would need to be understood by yourselves in your community if you wished to progress projects.

SSDC request that CTC review the suggested options from the report for Crewkerne as local knowledge may direct thinking to other areas.