

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 10 July 2023** in the Beech Suite, George Reynolds Centre, Crewkerne at 18.45.

**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>

K Sheehan, Town Clerk (signed on original)

Tuesday 4 July 2023

## 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 15 May 2023.
4. **To receive the Clerk's update report.**
5. **To consider Planning Applications as per the list available on website or via Town Council office.**  
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. Somerset Council is the Planning Authority and will issue the decision notices on all applications.
6. **To receive planning decision notices from Somerset Council.**
7. **To receive the updated Action Status Report.**
8. **To receive a progress report regarding the proposed Local Nature Reserve at Kithill.**
9. **To receive notes from the recent Highways and Traffic Management meeting.**
10. **To receive data from Speed Indication Device (SID).**
11. **To receive a report from the Neighbourhood Plan Steering Group.**
12. **Date of next meeting:** Monday 7<sup>th</sup> August 2023, 18.45, Council Chamber.

**CREWKERNE TOWN COUNCIL**  
**Planning and Highways Committee Meeting**  
**Monday 10 July 2023**

**Item 5 – New Applications – Somerset Council**

- 23/01295/REM**            **Land South Of KitHill, Crewkerne, Somerset**  
Reserved Matters Application for the appearance, layout, landscaping and scale pursuant to the Outline Planning Permission 18/01737/OUT for 150 homes, public open space and local equipped area of play (Allowed on Appeal).
- 23/01261/DOC1**        **Crewkerne Key Site 1 Land East Of Crewkerne Between A30 And A356 Yeovil Road Crewkerne, TA18 7HE**  
Discharge of condition No.24 (Travel Plan) of planning application 19/03483/S73 (as amended by 21/01152).
- 23/01484/HOU**        **21 Bincombe Drive, Crewkerne, TA18 7BE**  
Extension and conversion of existing detached garage to the side of dwelling into an annex for the provision of ancillary accommodation to be used by a disabled child.
- 23/01424/COL**        **Wadham Community School, Yeovil Road, Crewkerne, TA18 7NT**  
Application for a Lawful Development Certificate for the proposed installation of multiple canopies at 3 separate locations within the school premises.
- 23/01255/HOU**        **68 Hermitage Street, Crewkerne, TA18 8ET**  
Demolition of a side extension and the erection of a single storey side extension to dwelling house.
- 22/03032/FUL**        **Press-Tige Print Services, North Street, Crewkerne, TA18 7AW**  
Change of use from a mixed office/light industrial building formerly used as a printing works to a single dwelling including changing one window to a door and the addition of two velux style windows to a bathroom (retrospective application).
- 23/01224/HOU**        **High Acres, 48 Barn Close, Crewkerne, TA18 8BN**  
Single story rear extension to dwelling.

**Item 6 - To receive planning decision notices from Somerset Council**

- 22/01684/FUL**        **Crewkerne Key Site 1 Land East Of Crewkerne Between A30 And A356 Yeovil Road, Crewkerne, TA18 7HE**  
Full application for the installation of an electricity substation.

**APPROVED, with conditions.**

- 23/00535/HOU**        **46 Bushfield Road, Crewkerne, TA18 8HW**  
Two Storey side extension and porch to existing property.

**APPROVED, with conditions.**

**22/02864/FUL**            **29 Market Square, Crewkerne, TA18 7JU**  
Retain part of former building to form lobby to rear of shop (retrospective application).

**APPROVED, with conditions.**

**22/02865/LBC**            **29 Market Square, Crewkerne, TA18 7JU**  
Retain part of former building to form lobby to rear of shop (implemented).

**APPROVED, with conditions.**

**23/00931/HOU**            **The New Bungalow, 33 Chubbs Lawn, Middle Path, Crewkerne, TA18 8BH**  
Erection of a rear Conservatory.

**APPROVED, with conditions.**

**23/00840/COU**            **Sectional Buildings, South Street, Crewkerne, TA18 8DA**  
Temporary change of use of house for use as an office and a flat.

**APPROVED, with conditions.**

**23/00785/HOU**            **44 Bushfield Road, Crewkerne, TA18 8HW**  
The erection of two storey side extension to dwelling.

**APPROVED, with conditions.**

**23/00695/R13**            **Ashlands Primary School, North Street, Crewkerne, TA18 7AL**  
Replacement of 4No. timber frame windows with new aluminium double glazed installations and structural opening for a new fire exit door.

**APPROVED, with conditions.**

**22/02302/DOC1**            **Crewkerne Key Site 1 Land East Of Crewkerne Between A30 And A356 Yeovil Road Crewkerne, TA18 7HE**  
Discharge of Condition No. 6 (LEMS) of Planning Application 19/03482/S73.

**Conditions Discharged.**

**23/01237/DOC1**            **Crewkerne Key Site 1 Land East Of Crewkerne Between A30 And A356 Yeovil Road Crewkerne, TA18 7HE**  
Discharge of Condition No. 10 (CEMP) of Planning Application 19/03483/S73.

**Conditions Discharged.**

**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.

**APPROVED, with conditions.**

**23/01161/HOU**            **16 Willow Way, Crewkerne, TA18 7DS**  
Proposed single storey rear extension.

**APPROVED, with conditions.**

**22/02478/DOC1**

**Land South Of KitHill, Crewkerne, Somerset**

Part Discharge of Conditions No.6 (Construction Traffic Plan), No.8 (Water Drainage), No.9 (Internal Ground Levels) and Full Discharge of Condition of No.7 (Scheme of Investigation) on Planning Application 18/01737/OUT.

**WITHDRAWN.**

**21/02193/S73A**

**North Street Trading Estate, North Street, Crewkerne, TA18 7AW**

S73A application to vary conditions 2, 3, 5, 6, 7, 9, 10, 13, 14, 17, 18, 19, 20, 21, 23, 26, 29, 31, 32 34, 35 and 36 of planning permission 18/02363/FUL (Demolition of 1 No. dwelling and the erection of 44 No. dwellings and associated works, including vehicular and pedestrian access onto North Street, a new school playing field and parking for Ashlands School (revised application of 15/04770/FUL).

**APPROVED, with conditions.**

	<b>Subject</b>	<b>Action</b>	<b>Status</b>	<b>Responsibility</b>	<b>Status</b>
<b>Jul-20</b>	Millers Garage	To keep on matrix with regular updates	To keep on matrix with regular updates.	Clerk/Deputy Clerk	Ongoing
<b>Nov-20</b>	Ongoing issues with many gullies in the town	Deputy Clerk is putting together a spreadsheet of problems.	Nov 22: Ongoing contact with Highways. Budget spent, however clearance can be organised for urgent jobs. May23. To be readdressed in upcoming site meeting with Somerset Council in June. Yearly jet washing will take place, awaiting schedule.	Deputy Clerk/Highways	Ongoing
<b>Dec-20</b>	Diversion of Henley footpath railway crossing proposed by Network Rail and associated with the planning approval for a development on land at the top of Kithill.	Following a presentation from Network Rail, it was agreed to organise a site meeting to allow NR representatives to understand the Town Council's concerns.	Sept 22: Contact made with SSDC Planning regarding this pre condition and request for update. Apr23: Noted, correspondence received from Network Rail regarding a proposed diversion application. Further information due from Network Rail. May23: update received with 2 diversion potential routes. Somerset Council to do site visit. Crossing lies within West Crewkerne Parish so only comment from neighbouring Parish.	Network Rail/SCC Footpaths officer. NMA refused Jan 23.	Ongoing
<b>Feb-21</b>	The condition of the NatWest building following the fire which has damaged the building.	SSDC has made the building safe. There are concerns that it will not be made watertight or restored by the owners.	Town Council to stay in contact with the SSDC conservation officers. June23 Conservation Officer advised a breach of planning complaint be made via website. Deputy Clerk has submitted one. Deputy Clerk has requested a site meeting with Conservation to discuss various matters. Unable to progress further as there are no conservation officers that deal with buildings at risk in South Somerset.	Deputy Clerk	Ongoing
<b>Feb-21</b>	Pavement Survey	Cllr. Kathy Head to work with Crewkerne Action for the Disabled to organise a survey of the town's pavements	May23. Cllr Head to prepare and report later in 2023.	Kathy Head	Ongoing

<b>Mar-21</b>	Vegetation impinging on North Street.	Vegetation hanging into the road causing traffic to move across the white line into oncoming traffic.	Dec 22. Highways confirmed lines will be refurbished in the programme commencing April 2023. Apr2023: Traffic Management confirm order to refurbish existing parking restrictions issued to service provider 4 <sup>th</sup> April. Work is weather dependent. Aim to complete works within a 12-week period. Sweep of carriageway will be done prior to application. May23. Deputy Clerk followed up request to have carriageway swept prior to works taking place. <b>June 23: lines have been refurbished.</b>	Clerk/Deputy Clerk	Completed
<b>Aug-21</b>	Wall adjacent to Gouldsbrook Terrace crumbled leaving debris on the pavement.	The Deputy Clerk was asked to investigate ownership of the wall and send a letter to the owner to request that the wall was made safe	Feb 23: Highways confirm they have had difficulty communicating with landowner about the repairs needed. <b>June 23: Highways confirm no progress made as landowner not responding.</b>	Highways	Highways. To be left on until resolved.
<b>Sept21</b>	Pedestrian crossings. Concerns regarding the speed of traffic and visibility of crossings. Faded road markings and lights on the bollards dim in day light	The Deputy Clerk was asked to contact Highways to request that the crossing was repainted and different lights installed, including lights on the column of the bollards.	July 22: The reflective cover has been replaced.	Deputy Clerk	Complete. Leave on as councillors wish to keep pedestrian crossings on radar.
<b>Feb 22</b>	Cars and tractors speeding around Gouldsbrook Terrace to Church Street.	Deputy Clerk to contact Highways to request a solution.	Nov 22. CTC to contact Highways re building out of the pavement to ensure pedestrian safety whilst crossing. This would slow traffic. No Small Improvement Schemes at present – to add to next Highways visit. Next meeting should be June 2023. <b>June 23: Nothing can be done at present.</b>	Deputy Clerk/P&H Chair	Ongoing
<b>Apr 22</b>	Speeding issues in Broadshard	Many complaints re speed of traffic from Merriott into Broadshard.	SID pole installed.		Ongoing

<b>Aug 22</b>	Dangerous Pavements on West Street. Uneven paving slabs and raised ironworks have caused falls.	These have been reported. Contractors have worked on part of the pavement but potentially made it worse.	Nov 22. Highways Officer to inspect. Apr23 County Roads have requested a reminder of the section of concern. Deputy Clerk to investigate and respond back. June 23: Highways will re-check measurements.	Deputy Clerk	Ongoing
<b>Oct 22</b>	Diseased tree on Market Street	Agreed to replace it but queried £300 licence fee	Town Clerk has submitted planting proposal to Highways but not yet received confirmation.	Town Clerk	Ongoing
<b>Dec 22</b>	Faded road markings – zebra crossing outside Waitrose/Library also junction of Wynnstay with North Street.	Responsibility – SSDC?  Responsibility – Private ownership?	SSDC to refurbish car park markings South Street – date to be confirmed. July 23 works due to take place 4/5 July, Henhayes Car Park to have work carried out at same time to reduce cost.	Town Clerk	Ongoing
<b>Jan 23</b>	Broken pavement outside George Hotel. Unsightly patch repair.	Raised with SCC Highways who are organising a meeting with Conservation Officer.	Awaiting report from SCC meeting. Apr23 update from County Roads: George Hotel area is marked up waiting to be priced, and if enough budget a job will be raised. June 23: Work scheduled, no date as yet; bollards will be installed to prevent vehicles parking on the pavement.	Deputy Clerk to chase	Ongoing
<b>Feb 23</b>	Littering opposite Wadham School, Ashlands Road	Reported to Locality Officer.	Potential site visit. Apr23 CTC to consider request to fund a co-mingle bin at a cost of £785.00. Somerset Council to obtain and install if approved. CTC agreed to monitor and revisit the issue in 6 months.	Deputy Clerk	Ongoing
<b>Mar 23</b>	Overflowing dog bin bottom of Brickyard Lane	Clerk to contact Streetscene about collection schedule.		Town Clerk	Ongoing
<b>Mar 23</b>	Missing bins at various locations	Clerk to investigate where possible	Deputy Clerk following up on missing bin on Station Road and a historic offer from Taylor Wimpey to reinstate. May23 TW confirmed happy to replace and have ordered one. Awaiting delivery date.	Town/Deputy Clerk	Ongoing

<b>Mar23</b>	'Laydown' area opposite Wadham School requires remedial works following recent gas works	Deputy Clerk in contact with Morrisons regarding the area being re-landscaped following recent works	Morrisons contractor to carry out repairs to drains, level & reseed grass, plant bulbs. Awaiting start date. May23 Contractor commenced work on 9 <sup>th</sup> May, to level and reseed area. Money for daffodil bulbs to be provided to CTC and wildflower seed has been delivered. J Davies is liaising with Wadham School to authorise the planting when bulbs are available (Sept/Oct). Issue of damaged pavement is ongoing. July 23: contractor is due to repair drain cover, re-seed and tidy the area. Highways have passed photos of damaged pavement to StreetWorks team.	Deputy Clerk	Ongoing
<b>Apr 23</b>	Traffic congestion along North Street, Pithers Court	Highways/Traffic Management contacted to make a request for a box junction or 'keep clear' signage where Pithers Court exits onto North Street.	Traffic Management responded with decision that box junction is not suitable as criteria for heavy traffic not met. A KEEP CLEAR marking could be considered. To be discussed at next joint meeting with Highways, in June potentially. June 23: Traffic Management have issued an order to install KEEP CLEAR markings.	Town/Deputy Clerk	Ongoing
<b>Apr 23</b>	Footpath Closed: Crossbeam rotten on bridge over stream allowing slats to fall into stream on right hand side. Could be dangerous to users.	Reported by public via LIC Mar23. Apr23 Deputy Clerk contacted Rights of Way to follow up.	Temporary closure of the footpath. Rights of way meeting a contractor w/c 24/4/23 to look at a renewal, they anticipate works this summer. June 23: New bridge now installed.	Deputy Clerk	Completed
<b>Apr 23</b>	Loose/uneven paving slabs Church Steps	Reported to Somerset Council via email.	Dangerous uneven slabs, damage to stone. May23: chased again, no response. Add to Highways meeting June 23. June 23: Highways investigating who is responsible for works. Responsibility for broken step also being investigated.	Deputy Clerk	Ongoing



**SUPPORTING REPORTS TO PLANNING & HIGHWAYS COMMITTEE – 10 JULY 2023**

**Agenda Item 9:** To receive notes from the recent Highways and Traffic Management meeting.

1. Middle Path (and Birds Close):
  - a. Lack of dropped kerbs and pavements – in conjunction with request for steps to be removed to allow mobility scooter access in Severalls area. – **Deputy Clerk to compile a report and send to Highways for them to review.**
  - b. Blocked drain – **yearly jet washing.**
2. West Street
  - a. historic issue with raised ironworks (Highways Superintendent to measure) – **Highways, to check measurements again.**
  - b. general state of road very poor, blocked gully opposite West One – **marked up for repairs.**
3. Lyewater
  - a. Parking issues – road markings on corner of Barn St and Lyewater were due to be in next TRO – **due to take place in near future.**
4. Gouldsbrook Terrace/Church Street/Court Barton
  - a. Chance of greenery obscuring SID being cut back (Chard Road) – **Deputy Clerk to send details of homeowners to Highways so they can contact.**
  - b. Crumbling wall Gouldsbrook – any progress on contacting landowner – **No progress as no response from landowner.**
  - c. Cars and tractors speeding along Gouldsbrook/Church Street – **Nothing can be done at present.**
    - i. Somerset Council were waiting for new small improvement schemes
    - ii. Crossing from Court Barton to Church Path dangerous
  - d. Court Barton – road condition poor – **Highways have raised an inspection, so any defects will be marked up for repair. Highways will check the future scheme folder and double check it is on the list.**
  - e. Manse Manor Hall – trees need attention as overhanging road - **Deputy Clerk to send details of homeowners to Highways so they can contact.**
  - f. Church Steps – uneven/broken slabs, broken step. Repair in line with conservation area – **Highways to investigate paving, steps not their responsibility. Rights of Way to review but falls within curtilage of the church.**
5. Town Centre:
  - a. George Hotel – progress on quote for repairing pavement obtained? **Awaiting work to be carried out, bollards to be erected to prevent parking on pavement. CTC could send a letter to public house to ask their rubbish collectors/deliveries not to park on pavement in the meantime?**
  - b. Gullies by Town Hall blocked – **Ongoing**
  - c. Abbey Street – HGV sign moved to opposite side of road, difficulty turning right out of Abbey Street – **Not possible to move the sign due to various factors. Sign has been turned outwards slightly to improve visibility from road.**
6. Rose Lane:
  - a. Bollards at entrance – one knocked down, mixture of styles (street clutter) – **mixture of styles etc due to being replaced as a 'safety matter', no conclusion.**

- b. Crumbling wall – any action from Highways? (Specialist Building Control have been in touch with owner who is attending to the issue)
  - c. Crumbling stonework by car park exit, and higher wall the other side of exit crumbling – photos sent to Street Scene, as they look after car parks.
  - d. Parking restriction near right hand bend and car park exit possible? CTC to contact neighbours and see if in favour of parking restrictions on the bend, and then apply to Traffic Management for amendment order if agreed (yearly). Possibility of an h-bar near exit.
7. North Street:
- a. Wobbly Lines, debris clearing
  - b. Drains – noisy by Brookfield - passed to Wessex Water, unlikely to be done until the Wales & West roadworks in area are completed.
  - c. Pithers Court – possible to have ‘Keep Clear’ as mentioned in email March 23 – added to Traffic Management list.
  - d. Brickyard Lane – people parking at drop off/pick up – h-bar could be put round entrance to residents parking area, to deter parking right on the corner. There was mention of enforcement officers attending to prevent parking on the footpath by the tree triangle at the bottom, and inconsiderate/illegal parking at school times by parents.
  - e. Parking on pavement opposite Brickyard Lane - Traffic Management have requested that parking enforcement officers patrol the area.
8. East Street/Mount Pleasant:
- a. Speeding
  - b. Dangerous zebra crossing – led beacons – visibility of people waiting to cross is the issue and nothing can be done to improve this unfortunately.
  - c. 20mph signage obscured by greenery – contact householder - Deputy Clerk to send details of homeowners to Highways so they can contact.
9. Station Road - parked cars along the bend towards the station on Station Road – they are forcing buggies and mobility scooters out into the road and visibility of oncoming traffic is poor. Deputy Clerk to get further information and send to Traffic Management separately.

General:

- 1. Dropped kerbs/mobility scooter access throughout Crewkerne - Deputy Clerk to compile a report and send to Highways.
- 2. Pavements – many need attention:
  - a. Ashlands Road, opposite Wadham – photos sent to Highways to pass to relevant person at Somerset Council.
  - b. West St – as above
  - c. East St – Deputy Clerk to investigate further.
- 3. Poor road surfaces and fading markings/signs, potholes repeatedly filled and bigger holes reappearing (e.g. North Street, bend to West St)
- 4. Noisy Drains:
  - a. North St – Wessex Water
  - b. Hermitage St
- 5. Jet washing schedule due – drainage and gullies blocked throughout town:
  - a. TH

- b. South Street – Drainage cover lifts regularly after heavy rain (and near Furland Road) - **Highways to investigate if they can be sealed shut, and will speak with Wessex Water as they state some of the pipes aren't theirs. Highways kindly going to try and clarify what the issue is with Wessex Water.**
  - c. West St, opposite West One surgery gully was not cleared in recent works. It's very silted up. The gully was rebuilt during recent road works in West St but doesn't work any better than the old one. Needs a rethink?
6. Incorrect colour of yellow lines in conservation area – **same colour is used as standard.**

Additional notes from Traffic Management:

1. Parking restrictions plate missing on South Street, Crewkerne near the gallery.  
**This issue was passed to Parking Services who manage parking restriction defects several weeks ago by the Area Traffic Technician.**
2. Barn Street/Lyewater – introduction of new parking restriction road markings to address junction visibility concerns.  
**I have emailed our Service Provider to request the new No Waiting At Any Time restriction road markings are prioritised. The legal order is in place, just the road markings to be laid.**
3. Access to Tannery Court on occasion is obstructed from Brickyard Lane.  
**I have issued an order to our Service Provider to install a new advisory h-bar road marking to protect access.**
4. Report of faded No Waiting At Any Time road markings along Middle Path.  
**I have issued an order to our Service Provider to refurbish the existing double yellow lines (SS RV490).**

Any concerns of traffic exceeding a posted speed limit should be reported to the Police as they are the only authority who can undertake enforcement.

**Agenda Item 10:** To receive data from Speed Indication Device (SID)

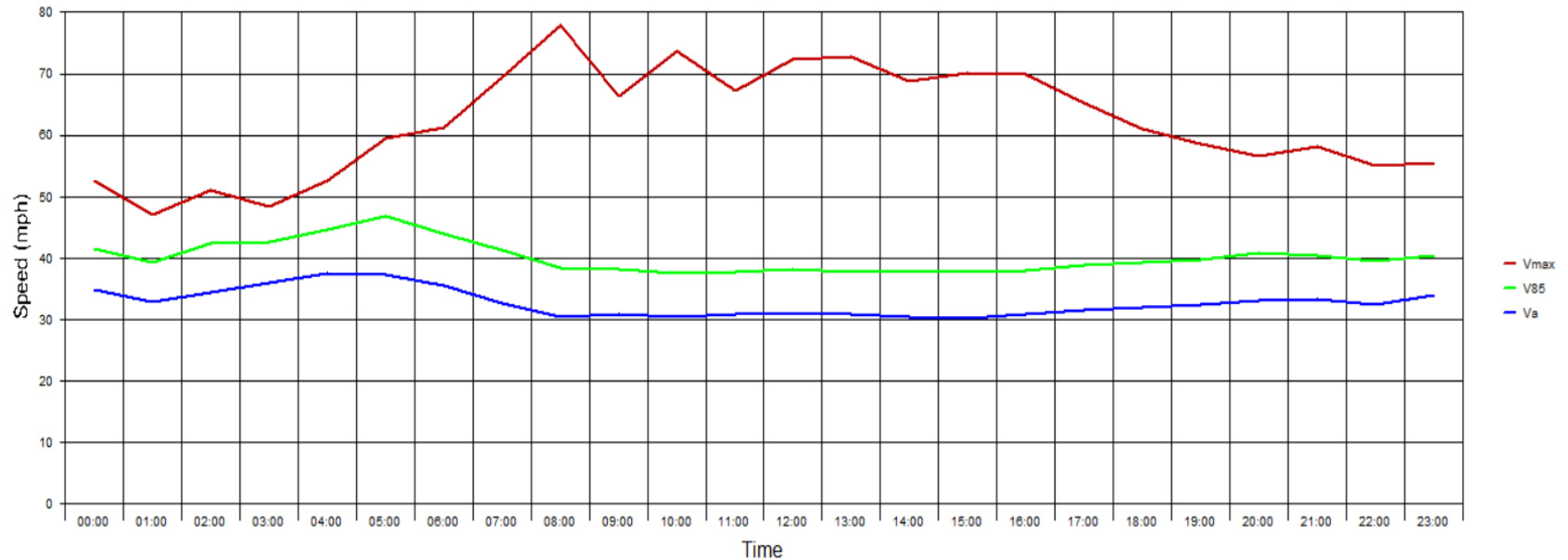
Sierzega Elektronik GmbH  
 Thümau 55, A-4062 Thening  
 Tel.: +43-7221-64114-0, Fax:-14  
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 Web: www.sierzega.at

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Yeovil Road May June 2023



Statistics

Period: 26 May 2023, 13:11 o'clock to 14 June 2023, 12:01 o'clock

Number of records .....	96900
Average speed .....	Va 31.3 mph
85% of the vehicles are driving slower or up to ...	V85 39 mph
Maximum speed .....	Vmax 127 mph



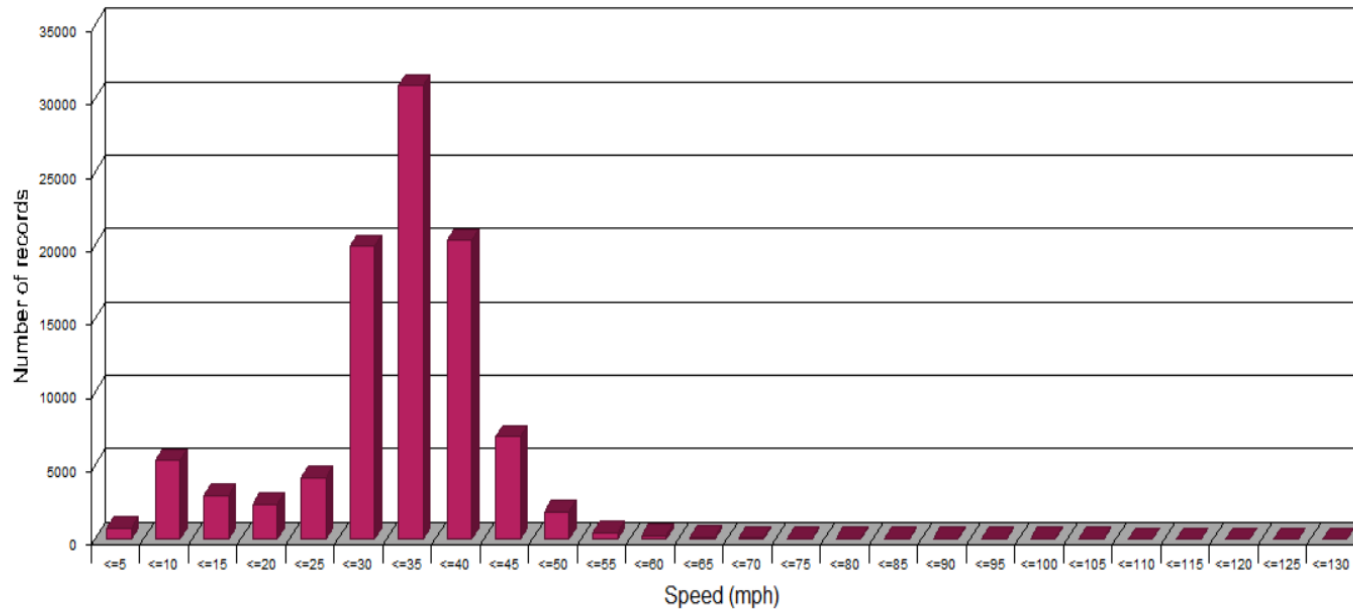
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