

Councillors are hereby summoned, and members of the public and press are invited, to attend a meeting of the **Planning and Highways Committee** to be held on **Monday 22 April 2024**, starting at 18.45 in the Council Chamber, Town Hall, Market Square, Crewkerne.

**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 16 April 2024

## Agenda

- 105/2324** To note apologies for absence.
- 106/2324** Declarations of interest in items on the agenda.
- 107/2324** To confirm the minutes of the previous meeting held on Monday 11<sup>th</sup> March 2024.
- 108/2324** **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 notified to 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.
- 109/2324** To receive the Clerk's update report.
- 110/2324** 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.
- 111/2324** To receive planning decision notices from Somerset Council.
- 112/2324** To consider revising the wording on the Taylor Wimpey comments regarding 23/00006/REM.
- 113/2324** **Market Street bus shelter:** to receive an update and consider shelter types and designs.
- 114/2324** To receive the updated Action Status Report.
- 115/2324** To receive a report from the Neighbourhood Plan Steering Group.
- 116/2324** Date of next meeting: Monday 13th May 2024, 18.45, Council Chamber.

**CREWKERNE TOWN COUNCIL**  
**Planning and Highways Committee Meeting**  
**Monday 22nd April 2024**

**New Applications – Somerset Council**

- 23/01295/REM      **Land South of Kithill Crewkerne Somerset**  
Reserved matters application (appearance, landscaping, layout and scale) pursuant to outline permission 18/01737/OUT for 145 homes, public open space and local equipped area of play
- 24/00611/TCA      **Townsend Cemetery Mount Pleasant Crewkerne Somerset TA18 7AH**  
Notification of intent to carry out tree surgery work to No. 1 tree within a Conservation Area
- 24/00623/HOU      **Culverhayes Lyewater Crewkerne Somerset TA18 8BB**  
Replacement roof including dormers, construction of porch and associated works to dwelling.
- 24/00866/HOU      **Casa Mia Lang Road Crewkerne Somerset TA18 8HQ**  
Single storey extension to replace existing conservatory
- 24/00892/DOC1      **Southern Phase of Crewkerne Key Site off Station Road Crewkerne Somerset**  
Discharge of conditions No. 2 (Materials), No. 4 (Footpaths), No.5 (Fallow Land Management Plan) and No. 6 (Noise Attenuation) of Planning Application 20/00149/REM

**To receive planning decision notices from Somerset Council**

**To note appeal decision:** APP/R3325/C/22/3308600

**Land at 64 Middle Path Crewkerne Somerset TA18 8BG**

The breach of planning control alleged in the notice is: 'Without planning permission, the erection of a garden building in the form of a summer house (oriental style).'

THE APPEAL IS DISMISSED AND THE NOTICE IS UPHeld WITH CORRECTION

- 24/00099/HOU      **51 Hermitage Street Crewkerne Somerset TA18 8ET**  
The proposal seeks permission for; replacement windows; the installation of photovoltaic (PV) panels and replacement front door.  
  
APPROVED
- 23/02190/DOC1      **Crewkerne Key Site Land East of Crewkerne Between A30 and A356 Yeovil Road Crewkerne Somerset TA18 7HE**  
Discharge of condition number 12 (Surface Water Drainage System) of planning application 19/03483/S73
- 24/00250/ADV      **12 Market Street Crewkerne Somerset TA18 7LA**  
Display of an internally illuminated replacement fascia sign, externally illuminated replacement projecting sign and internally illuminated ATM tablet sign.  
  
APPROVED
- 24/00251/LBC      **12 Market Street Crewkerne Somerset TA18 7LA**

Display of an internally illuminated replacement fascia sign, externally illuminated replacement projecting sign and internally illuminated ATM tablet sign.

APPROVED

21/03286/FUL

**Galvanis 11 Church Street Crewkerne Somerset TA18 7HU**

Change of use of building into a 1 bedroom residential unit

WITHDRAWN

24/00497/TCA

**Woodlands Mount Pleasant Crewkerne Somerset TA18 7AH**

Notification of intent to fell No. 03 trees within a Conservation Area

DECIDED

24/00611/TCA

**Townsend Cemetery Mount Pleasant Crewkerne Somerset TA18 7AH**

Notification of intent to carry out tree surgery works to No. 1 tree within a Conservation Area.

DECIDED

24/00413/HOU

**14 Sutton Grove Crewkerne Somerset TA18 8FQ**

Erection of fencing to the front and both sides of the main dwelling house

APPROVED

<b>Report subject</b>	Taylor Wimpey Comments
<b>Committee name</b>	Planning & Highways
<b>Meeting date</b>	22/04/24
<b>Report author</b>	Gemma Hughes, Deputy Clerk
<b>Report contact details</b>	deputyclerk@crewkerne-tc.gov.uk

**1. Purpose**

- 1.1. To consider revising the wording on the Town Council response to Taylor Wimpey application 23/00006/REM.

**2. Background information**

- 2.1. In September 2023, CTC objected to both of the Taylor Wimpey Phase 2 applications due to the impact of dwellings along the cemetery boundary, perceived lack of parking spaces and concerns over the impact on the cemetery boundary trees.

**3. Detailed consideration**

- 3.1. Taylor Wimpey have explained that this particular application does not include land abutting the cemetery, so this comment is redundant on this application. CTC's wording is retained on the objection to the other REM application, which does include land adjacent to the cemetery.
- 3.2. Regarding the CTC comment on parking, TW have received final comments from Somerset Highways. While the exact conditions are still to be finalised, they have confirmed they have no objection to the scheme which includes the parking quantum.

**4. Financial implications**

N/A

**5. Equalities considerations**

N/A

**6. Council Action Plan objectives supported**

N/A

**7. Recommendation**

7.1. It is recommended that the Committee **RESOLVES** that:

- a) The comments are amended to remove reference to the Cemetery boundary on this application, while retaining the objections on the application which does include the cemetery boundary.

## PARISH COUNCIL COMMENTS

Name of Parish Council:	Crewkerne Town Council
Application Ref No:	23/00006/REM
Address:	Crewkerne Key Site 1
Date of response:	12 <sup>th</sup> September 2023

<b>1. Support the granting of permission</b>	<input type="checkbox"/>	
Please explain below the main grounds on which you support the proposal:		
<b>2. Object to the granting of permission</b>	<input checked="" type="checkbox"/>	
Please explain below the main grounds on which you object to the proposal:		

Material Considerations	Explanation of Grounds
1. Overlooking, loss of privacy or overbearing/overshadowing nature of proposal	The buildings are too close to the boundary of Townsend Cemetery and does not respect the tranquillity or sensitivity of the setting.
2. Design & appearance, impact on public visual amenity	As above, relating to the tranquil setting and views from the cemetery.
3. Layout & density of building	
4. Effect on listed buildings and/or conservation areas	
5. Loss of trees or ecological habitats	
6. Inadequate parking and/or servicing areas	<ul style="list-style-type: none"> <li>Parking is insufficient; for example 2.5 spaces per 3 bed property has been rounded down to 2, leaving an overall deficit of 24 spaces which will lead to parking difficulties and access problems.</li> <li>Shop has not been allowed any parking spaces for staff.</li> <li>Shared electric points for shared parking spaces does not appear to be practical.</li> </ul>
7. Access, highways safety or traffic generation	
8. Noise, smells or disturbance from the scheme	
9. Flood Risk	
10. Other reason – please explain	

<b>3. Comments only</b>	<input type="checkbox"/>	
<p>General Observations:</p> <ul style="list-style-type: none"> <li>Documents on the planning portal are not clearly labelled and makes accessing more than 90 different documents unnecessarily difficult.</li> <li>The affordable housing should all be delivered in the first phase.</li> </ul>		

<b>Report subject</b>	Proposal to relocate the bus stop
<b>Committee name</b>	Planning & Highways
<b>Meeting date</b>	22/4/24
<b>Report author</b>	Gemma Hughes, Deputy Clerk
<b>Report contact details</b>	deputyclerk@crewkerne-tc.gov.uk

### **1. Purpose**

- 1.1. To consider the relocation of the bus stop from Market Square to Market Street.

### **2. Background information**

- 2.1. As part of their community plan, ABCD put forward a proposal to relocate the bus stop to a location where a bus shelter could be considered.

### **3. Detailed consideration**

- 3.1 Schedule 2, Article 3, Part 12 of the Town & Country Planning (General Permitted Development) Order (England) 2015 (as amended), which states:

Permitted development

- A. The erection or construction and the maintenance, improvement or other alteration by or on behalf of a local authority or by or on behalf of an urban development corporation of—
- (a) any small ancillary building, works or equipment on land belonging to or maintained by them required for the purposes of any function exercised by them on that land otherwise than as statutory undertakers;
- (b) lamp standards, information kiosks, passenger shelters, public shelters and seats, telephone boxes, fire alarms, public drinking fountains, horse troughs, refuse bins or baskets, barriers for the control of people waiting to enter public service vehicles, electric vehicle charging points and any associated infrastructure, and similar structures or works required in connection with the operation of any public service administered by them.
- A.2 The reference in Class A to any small ancillary building, works or equipment is a reference to any ancillary building, works or equipment not exceeding 4 metres in height or 200 cubic metres in capacity

Crewkerne Town Council would not need planning permission, as a Town Council, to erect a bus shelter (subject to not exceeding the above limits), providing of course that Somerset Council allow you to install it on their land.

Whilst during a planning application, the Local Planning Authority considers the impact on heritage assets, under permitted development rights no such consideration is afforded. Somerset Council would politely request that consideration is given to preserving the setting of the heritage assets by using a simple design, considering the colours, and not including advertisements on the shelter.

**4. Financial implications**

None, it would be funded by developer '106' contributions from Somerset Council.

**5. Equalities considerations**

None.

**6. Council Action Plan objectives supported**

9.4 Deliver opportunities to bring the community together.

**7. Recommendation**

- 7.1. It is recommended that the Council **RESOLVES** that:
- a) The proposal to relocate the bus stop is approved
  - b) A shelter design is chosen to reflect the location.
  - c) The bus stop design layout drawings are submitted to County Highways for final approval.
  - d) Once approved, instruct Highways to carry out the required works using the existing section 106 funds

APPENDICES/SUPPORTING DOCUMENTATION ATTACHED?





	<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. Jul 23: Awaiting information from Commercial Property Land Development Manager at Somerset Council. Aug 23: awaiting planning application to be submitted Feb 24: Application expected end of Feb	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 Dec 23: Jet washing completed in May and October	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>	Pavement Survey	Cllr. Kathy Head to work with Cllr. Woodland to organise a survey of the town's pavements	May23. Cllr Head to prepare and report later in 2023 – Cllr. Head advises February	Kathy Head	Ongoing
<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. June 23: Highways confirm no progress made as landowner not responding. Nov 23: Discussed with Highways – no more they can do as privately owned Jan 24: Deputy	Highways	Ongoing

			Clerk to investigate if the wall can be repaired and recharged to the homeowner Feb 24: SC do not have the money or resources to do this March 24: More of the wall has fallen		
<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. Sept 23: chased. Oct 23: Trees could do with pruning	Town Clerk	Ongoing
<b>Dec 22</b>	Faded road markings – zebra crossing outside Waitrose/Library also junction of Wynnstay with North Street.	Responsibility – SC? Responsibility – Private ownership?	SC to refurbish car park markings South Street – date to be confirmed. Mark ups in car park Sept 23 – Somerset Council seeking quotations for lines Oct 23. March 24: Deputy Clerk to chase	Town Clerk	Ongoing
<b>Mar 23</b>	Overflowing bins	Clerk to contact Streetscene about collection schedule.	Deputy Clerk has requested a collection schedule be confirmed. July 23: further request for schedule. Sept 23 request for schedule requested again. Nov 23 No schedule provided, Deputy Clerk to report all overflowing bins to Streetscene Dec 23 SC have installed a new co mingle bin on Kithill Jan 24: Deputy Clerk to compile a spreadsheet of complaints Jan-March 24: No complaints April 24: x5 complaints received – all within a few days	Town/Deputy Clerk	Ongoing
<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. July 23: ongoing investigation by Highways and RoW on responsibility. Oct 23: Outer path around the church needs sweeping. Nov 23: With SC's Conservation Manager March 24: They	Deputy Clerk	Ongoing

			will inspect in the new financial year and will repair budget depending		
<b>Jun 23</b>	Dropped Kerbs	Report sent to Highways for consideration	Report submitted by Space4Crewkerne about dropped kerbs in town. Discussed at Highways meeting. July 23: report sent to Highways. Aug 23: response received stating it has been passed to the SIS team for assessment. Nov 23: Highways have been asked for a cost, they suggested to get quotes from external contractors	Deputy Clerk	Ongoing
<b>Jun 23</b>	Mobility Scooter Access	Request for steps to be changed to allow mobility scooter area in Severalls/Southmead Crescent area passed to Highways	July 23: Information sent to Highways to consider. Aug 23: response received stating it has been passed to the SIS team for assessment	Deputy Clerk	Ongoing
<b>Jul 23</b>	State of the pavements in Middle Path – near surgery raised ironwork caused a resident to trip and fall.	Reported to Councillor Surgery July 2023	Reported to Highways, add to next Highways Meeting	Deputy Clerk	Ongoing
<b>Jul 23</b>	Possibility of a pedestrian crossing on South Street near the Methodist Church.	Reported to Councillor Surgery July 2023	Oct 23: Monitor all pedestrian crossings for condition and yellow box junctions on South Street to be refreshed. Nov 23 road markings will be refreshed in April, no budget for any additional crossings	Deputy Clerk	Ongoing
<b>Sept 23</b>	High walls around Rose Lane deteriorating – debris over road	Reported to Highways	Nov 23 This has been reported to Ian at Streetscene April 24: With the service provider to survey and repair	Deputy Clerk	Ongoing
<b>Nov 23</b>	Broken Lamp post outside the Aqua Centre	Reported to SC Sept 2023	Oct 23: Work to take place by an external contractor Jan 24: Contractor visiting to inspect, work should be completed by March April 24: This has now been replaced	Town/Deputy Clerk	Ongoing
<b>Nov 23</b>	Missing 'No Entry' sign at the junction of Market Street, West Street and Hermitage Street after some recent work	Reported to Highways Nov 23	Nov 23: Lines will be repainted	Deputy Clerk	Ongoing