

Minutes of a meeting of the PLANNING AND HIGHWAYS COMMITTEE held in the Council Chamber, Market Square, Crewkerne on Monday 7 August 2023 at 18.45.

PRESENT:

Cllrs. T. Bond (Chair), S. Ashton, K. Head, D. Livesley, J. Morris, J. Nathan, A Stuart.

In attendance: Deputy Clerk E. Wilkins and six members of the public.

OPEN FORUM

A member of the public reported an incident of possible 'criminal harassment' which took place on the previous Saturday in Falkland Square. He described an individual imposing leaflets on people with persistence, which was being investigated by the Police.

A resident spoke regarding the appeal for reserved matters at Hollytree Farm. The resident described receiving conflicting advice and decisions from South Somerset District Council following some verbal pre app advice over ten years ago. In 2019 the applicant and his family attended a council meeting to explain matters further where he claimed they had received the support of CTC. Approval was obtained at committee for outline planning for two houses with up to one thousand metres of floor space. This was approved at committee in 2020, however, one year later they were informed that it had not been passed at committee. A recording of the meeting subsequently proved that outline permission had been granted. After a lengthy period of receiving differing opinions, the application was finally refused. The resident has since resubmitted alternative plans, and they urged CTC to support the appeal. They highlighted that due to the delays they have less than a year to get the reserved matters submitted and avoid losing the outline planning permission. Somerset Council recommended that they consult CTC and neighbours. The resident therefore attended the meeting to ask for some advice on how to do so. Cllr. Bond highlighted that Crewkerne Town Council is only a statutory consultee, and as such has no legal weight in the appeal.

A resident reported that in September 2020 Space4Crewkerne met with two councillors and discussed the regular cleaning of bus shelters, which are dirty as illustrated in an email sent to the Chair and Vice Chair and would the council consider a regular schedule for cleaning them going forward. They also noted that the timetable holders in the Town Centre and Laburnum Road are badly damaged. This had been reported to Somerset Bus Partnership, but they urged the Council to also report it. A query was raised over S106 monies from the Kingswood Road development. Cllr. Bond reported that the Town Clerk had confirmed the bus shelters are on the Crewkerne Town Council asset register, and that the matter would hopefully be addressed quickly.

Cllr. Bond then read a personal statement expressing sadness that bullying seems to be rife and two-way, stating that forcing your will on others is a form of bullying. Cllr. Nathan expressed her agreement.

13

23/24

TO NOTE APOLOGIES FOR ABSENCE

Apologies were received from Cllrs. N. Draycott, M. Best, A. Samuel, D. Wakeman (all personal). The Deputy Clerk apologised at the close of the meeting for missing apologies from Cllr. N. Draycott.

14 **DECLARATIONS OF INTEREST**

23/24

Cllrs. Ashton declared an interest in the planning applications by virtue of being on the Somerset Council Planning Committee.

15 **TO CONFIRM THE MINUTES OF THE PREVIOUS MEETING**

23/24

It was **AGREED** that the minutes of the Planning and Highways Committee held on Monday 10 July 2023 be **APPROVED**.

Cllr. Bond requested that the council revisit the 23/01295/REM Tilia Homes application and comment upon the badger setts buffer zone. The Deputy Clerk stated that this should be discussed officially at the September P&H meeting, and that Somerset Council had confirmed that there was time to do so. Cllr. Head confirmed that the Council could not decide until it was publicly listed and discussed as an agenda item. Therefore, the Deputy Clerk would add the item to the next P&H agenda.

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

23/24

The Deputy Clerk reported the Wessex Water sewer repair would take place 21-25 August. It was also reported that Wales & West Utilities were working on Broadshard Road currently but are hoping to be completed in the next few weeks. The Deputy Clerk confirmed that Wessex Water were aware of the Charter Fair.

The Rotary club will be putting up CTC flags around town in preparation for the Crewkerne Charter Fair at the beginning of September.

A formal request for an updated Traffic Survey has been submitted to Somerset Council.

Regarding the legal advice requested regarding the Tilia Homes application recently, after many calls and emails a cost of £300 plus VAT per hour has been received. The barrister is to prepare a more comprehensive fee estimate and a list of documents needed to support the advice if agreed.

Following the recent reports of an aircraft performing aerobatics over Crewkerne the Civil Aviation Authority have advised the Deputy Clerk to submit an online report. Confirmation from the person initially reporting the incident is being awaited in order to submit their details as a witness.

Cllr. Nathan asked if there was any news on Millers Garage and the Deputy Clerk pointed out that there is a minimal development listed on the Action Status Report.

17 **TO CONSIDER PLANNING APPLICATIONS**

23/24

None to consider.

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

23/24

The following planning decision notices were noted:

23/01224/HOU High Acres, 48 Barn Close, Crewkerne, TA18 8BN
Single storey rear extension to dwelling.

APPROVED, with conditions.

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.

APPROVED, with conditions.

Cllr. Bond noted that the plans approved included an internal wall as requested by Crewkerne Town Council at a previous meeting.

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.

APPROVED, with conditions.

19
23/24

TO RECEIVE THE UPDATED ACTION STATUS REPORT

Cllr. Nathan queried if there were any developments regarding Millers Garage, the Deputy Clerk confirmed the Town Council is awaiting a further update from the Commercial Property Land Development Manager at Somerset Council, and that there may be a planning application being submitted in the Autumn.

Cllr. Nathan commented that the pavement repair outside the George Hotel had been successfully completed and two traditional bollards erected. However, she witnessed a vehicle parking on the pavement on the other side and would like to request two further bollards. Cllr. Livesley confirmed observing the same which had led to the bus being unable to park.

Cllr. Bond reported witnessing vehicles being parked normally on the road and the bus reversing very slowly backwards causing traffic disruption and suggested that they were perhaps making a point now they could no longer drive on to the pavement. Some discussion took place around parking in this area.

Cllr. Nathan wished to address overflowing dog waste bins in town, and whether the schedule for collection had been provided by Somerset Council as yet. The Deputy Clerk was asked to chase up dog waste collection schedule with SC.

20
23/24

TO NOTE AN APPEAL FOR APPLICATION 22/00654/REM HAS BEEN LODGED AND TO DETERMINE IF COUNCILLORS WISH TO SUBMIT ANY ADDITIONAL COMMENTS

Cllr. Bond asked if councillors wished to comment further to the original CTC comments previously submitted.

Cllr. Ashton confirmed that comments to appeal would be in addition to any original statements made and there is no need to restate previous ones.

Cllr. Head asked on what other grounds the application had been refused, and Cllr. Bond then read out comments taken from the planning portal, including issues regarding design contrary to Policy EQ2, a lack of amenity space, no provision of a store building, phosphate contribution and compromised parking, contrary to Policy TA5 and NPPF advice.

Cllr. Ashton noted that phosphate neutrality is now automatically considered in all reserved matters. The resident then confirmed that this has been agreed, and the outstanding percolation test has now been submitted. Highways matters have also now been addressed.

Councillors AGREED they did not wish to make any further comments.

21
23/24

TO CONSIDER COMMUNITY FUNDED 20MPH SPEED LIMITS

Cllr. Bond read a list of considerations from the application form, highlighting that many haven't been met, including initial agreement at a Council meeting and consultation of the public. It was noted that although we meet some criteria already some we do not. She queried if a budget had been set, and the Deputy Clerk agreed to check. It was highlighted if Council wished to continue there are lot of considerations to work through.

Some discussion took place with councillors noting that:

- 20mph is in principle safer than 30mph with considerably different outcomes for pedestrians, and benefits to noise levels and air quality. She felt however, due to imminent hoped for changes to roads structures in Crewkerne, and the aim for the scheme to be offered again this time next year, it should be revisited in a year.
- The non-refundable application fee could be up to nine hundred pounds, and that enforcement of the current 20mph limits does not take place. The benefit of implementing further limits without evidence of how enforcement would take place was questioned.
- There had been no public consultation yet and therefore proposed it is a year too early.
- The 20mph limits can make people slow down slightly, as evidenced in speed data. She felt to be a year too early however and she proposed that CTC research all the questions and address them over the next year.
- Significant budget would be needed in advance as fifteen thousand pounds is the basic amount involved for a stretch of road.
- Enforcement is key in the success of 20mph speed limits, and although not pointless, it is less effective if not enforced.

It was AGREED to revisit this in a year, following traffic surveys and so on. Cllr. Head requested that in preparation it be considered in detail as an agenda item at the October P&H meeting. Cllr. Stuart suggested it be added to the precept.

22
23/24

TO NOTE PRESS RELEASE RECEIVED REGARDING AN EXTENSION TO THE CONSULTATION ON STATION CHANGES PROPOSALS

Cllr. Bond noted that the consultation date had been extended to the 1st September, and that the information had already been circulated online. It was highlighted how to comment via two websites listed on the information.

Cllr. Bond commented that the previous rules for ticket sales were set in the 1990's when 82% sales sold at ticket offices now compared with 12% today. Cllr. Nathan expressed concern that it was stated 99% of transactions made at ticket offices last year could have been made online, and that not all members of society have this option.

23
23/24

TO RECEIVE AN UPDATE ON THE NEIGHBOURHOOD PLAN

The Deputy Clerk read a report on behalf of the Chair of the Neighbourhood Plan Steering Group who was unable to attend in person:

- The group now won't meet until September when they will start to look at formulating the policies which underpin the Neighbourhood Plan.
- The government has finally approved the next round of funding for Neighbourhood Plan support, which the Steering Group will now make an application for.
- The group continues to analyse responses from the last consultation to pass over to the planning consultant in due course.

24
23/24

DATE OF NEXT MEETING

Monday 11th September 2023, 18.45 in the Oak Room, George Reynolds Centre.

Cllr. Head wished to query why no matters arising were included, to which the Deputy Clerk confirmed that this is not usually included in P&H meetings. Cllr. Bond queried if there was another matter she wished to raise. Cllr. Head expressed her concern at the amount of graffiti still present around town. She noted that she was aware it is the responsibility of the landowner to remove it but there was an area on Church Street that the Deputy Clerk had been following up as a Somerset Council owned wall. It was removed that day, but she was unaware if it was removed by the council or if a local resident removed it. It was highlighted that there are various areas of graffiti still in place on privately owned buildings, some of which the ownership was unsure.

The Deputy Clerk apologised for missing an email prior to the meeting containing an apology for absence from Cllr. Draycott

The meeting closed at 19.28.

Signed:

Dated:

PL7AUGUST2023