

Minutes of a meeting of the PLANNING AND HIGHWAYS COMMITTEE held in the Beech Suite, George Reynolds Centre, Crewkerne on Monday 11 September 2023 at 18.45.

PRESENT:

Cllrs. T. Bond (Chair), S. Ashton, N. Draycott, D. Livesley, J. Morris, J. Nathan, A. Samuel, A. Stuart, D. Wakeman.

In attendance: Town Clerk K. Sheehan, Operations Manager A. Cross and approximately twenty members of the public.

OPEN FORUM

Members of the public raised the following issues:

- That no mention of the planned long stay car park had been made in the budget papers recently discussed by Somerset Council, and concern was expressed that the £413k previously earmarked for the delivery of this car park was no longer shown as a 'live' budget. The member of the public had written to both Unitary Councillors to highlight these concerns.
- The provision of allotments in Crewkerne was requested to be considered under the Smallholdings & Allotments Act 1908. The Clerk confirmed that a number of requests had been received, however she asked people to provide their postal address when making these requests to enable easy cross referencing with the electoral roll.
- A resident updated Councillors on a planning application which was currently being considered at Appeal by a Planning Inspector, noting that in the event it was refused, he would submit a slightly different application and would welcome any feedback on a new application.

25 **TO NOTE APOLOGIES FOR ABSENCE**

23/24

Apologies were received from Cllrs. M. Best and K. Head (both personal).

26 **DECLARATIONS OF INTEREST**

23/24

None.

27 **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 7 August 2023 be **APPROVED**.

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

23/24

The Clerk noted that she had again chased Somerset Council's tree officer for the licence paperwork for the replacement Market Street tree.

29 **TO CONSIDER PLANNING APPLICATIONS**

23/24

23/01261/DOC1 **Crewkerne Key Site 1, Land East of Crewkerne, Between A30 and A356 Yeovil Road, Crewkerne, Somerset TA18 7HE**
Discharge of condition No.24 (Travel Plan) of planning application 19/03483/S73 (as amended by 21/01152/NMA).

Councillors agreed it was unclear why this consultation document had been resent to consultees as it appeared to have been determined earlier in the summer.

23/00006/REM **Crewkerne Key Site 1 Land East Of Crewkerne Between A30 And A356 Yeovil Road Crewkerne Somerset TA18 7HE**
Approval of reserved matters for appearance, landscaping, layout and scale for 110 dwellings and associated development following outline approval of 05/00661/OUT (Comprehensive mixed use development for 525 dwellings, employment (B1, B2, B8) primary school, community facilities, playing fields, parkland, P.O.S. structural landscaping and associated infrastructure including link road and highway improvements) as amended by 19/03482/S73 and 21/03005/S73.

Councillors made the following comments in respect of this application:

- The documents on the planning portal are not clearly labelled and makes accessing more than 90 different documents unnecessarily difficult.
- That the affordable housing should all be delivered in the first phase.
- That the buildings are too close to the boundary of Townsend Cemetery and does not respect the tranquillity or sensitivity of the setting.
- 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.
- Shop has not been allowed any parking spaces for staff.
- Shared electric points for shared parking spaces does not appear to be practical, secluded location of parking areas might be a security concern.

Recommend: REFUSAL.

23/02190/DOC1 **Crewkerne Key Site 1 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.

Councillors noted that this should have been completed prior to first occupation, the Clerk was asked to clarify if it had been discharged.

23/02088/TPO **23 Winyards View Crewkerne Somerset**
Notification of intent to carry out Tree Surgery works to No. 1 Tree (G4) as shown within the South Somerset District Council Crewkerne and Misterton No. 1 2021 Tree Preservation Order.

Councillors noted that the application form was incomplete and did not even show the type of tree in question. Insufficient information had been made available for the application to be properly considered.

23/01610/FUL **35-37 South Street Crewkerne Somerset TA18 8DA**

Re-division of an existing 4 bed house into two 2 bed houses. Proposed two new rooflights to the front elevation roof.

Councillors queried how the garden would be separated. Concerns highlighted about direct access to the toilet through the kitchen. Otherwise proposed external improvements (repointing etc) were welcomed.

Recommend: NO OBJECTIONS.

23/01888/COU **2 The Pyjama Factory Abbey Street Crewkerne Somerset TA18 7HY**
Return of usage from B1 to residential. To return the usage of premises back to the original residential as per 10/03806/FUL from the variation to B1 agreed in 12/00809/S73.

Councillors understood that there may be a phosphates issue affecting this application. Concerns were raised over the lack of parking allocated to a three-bedroom property and the available plans all refer to Unit 4 rather than Unit 2.

23/01962/HOU **53 Winyards View Crewkerne Somerset TA18 8JA**
Removal of existing wall and erection of new fence in new position. New car parking space adjacent to existing.

Recommend: APPROVAL.

23/01907/HOU **17 Memorial Avenue Crewkerne Somerset TA18 8DQ**
Demolition of existing porch and erection of a new porch which will be a mirror image of number 19 (next door) porch to create some symmetry between the buildings.

Councillors noted that the retaining wall does not quite reach all the way across, and the porch would leave an extremely narrow gap potentially restricting access for any future work.

Recommend: APPROVAL.

30
23/24 **TO RECEIVE PLANNING DECISION NOTICES FROM THE SOMERSET COUNCIL**

The following planning decision notices were noted:

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

APPROVED, with conditions.

23/01424/COL **Wadham Community School Yeovil Road Crewkerne Somerset TA18 7NT**
Application for a Lawful Development Certificate for the proposed installation of multiple canopies at 3 separate locations within the school premises.

APPROVED.

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

23/24

Councillors noted the updated report. In response to a request for any update on the long stay car park at Millers Garage, the Clerk confirmed that Somerset Council officers were still indicating they were expecting a planning application later in the year.

A query was raised over the separate SIS issues in the matrix – the Town Clerk would clarify with the Deputy Clerk.

32 **23/01295/REM: LAND SOUTH OF KITHILL**

23/24 **To consider submitting additional comments in respect of buffer zones for badger setts**

It was AGREED to submit additional comments requesting that consideration be given to extending the buffer zone around the badger setts on site to 30m, in accordance with the recommendations set out in the report submitted by Somerset Ecology Services (SES) in respect of this application.

33 **HIGHWAYS SITE VISIT**

23/24 **To consider issues to raise at the next Highways meeting**

The following issues were highlighted for inclusion at the next Highways meeting:

- Crumbling wall on the Church Street flower bed
- High walls around Rose Lane deteriorating

34 **TO RECEIVE AN UPDATE ON THE NEIGHBOURHOOD PLAN**

23/24

The Chair of the Neighbourhood Plan Steering Group reported that:

- The group will meet in late September when they 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, which will enable them to access the support of the planning consultant once again.
- The group continues to analyse responses from the last consultation to pass over to the planning consultant in due course.
- Policies will be developed to reflect the wishes expressed through the consultation exercises, for example, the development of a Green Spaces policy which might include an opportunity to designate land as a 'local green space'. This opportunity might include the green belt of land between Henhayes and the Key Site development, promoting it as an 'active travel corridor' and potentially delivering the only cycle path possible for the town.

Cllr. Ashton commented that he had highlighted some of the land in question to Somerset Council's tree strategist. He also noted that there were plans for a major resurfacing of Lyme Road before the end of the year, which would require a road closure.

35 **DATE OF NEXT MEETING**

23/24

Monday 9th October 2023, 18.45 in the Council Chamber, Town Hall, Market Square.

The meeting closed at 19.32.



Signed:

Dated:

PL11SEPTEMBER2023