

Minutes of a meeting of the PLANNING AND HIGHWAYS COMMITTEE held in the Council Chamber, Town Hall, Market Square, Crewkerne on Monday 12th February 2024 at 18.45.

PRESENT:

Cllrs T. Bond (Chair), S. Ashton (part only), M. Best, N. Draycott, D. Livesley, J. Morris, J. Nathan, A. Stuart, S. Woodland.

In attendance: Town Clerk K. Sheehan and three members of the public.

OPEN FORUM

No one wished to speak.

84 TO NOTE APOLOGIES FOR ABSENCE

23/24

Apologies were received from Cllrs. K. Head (unwell) and A. Samuel (personal).

85 DECLARATIONS OF INTEREST

23/24

None.

86 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 15 January 2024 be APPROVED.

87 TO RECEIVE THE CLERK'S UPDATE REPORT

23/24

The Clerk reported that the rocks slipping onto the A356 opposite Cloverleaf Row had been reported to Highways who were making efforts to contact the landowner.

88 TO CONSIDER PLANNING APPLICATIONS

23/24

23/02854/LBC

2 Church Path, Crewkerne, Somerset TA18 7HX

Proposed creation of an en-suite shower room, replacement rooflight, a replacement inspection drain cover, provide a new glazed cover to the sunken lightwell for the cellar (implemented).

Councillors noted that there had been a number of positive changes made to this application, taking into account comments previously made by the Town Council.

Recommend: APPROVAL subject to consideration being given to the reinstatement of the step onto the A30 to its original dimensions.

23/01187/OUT

Land Opposite Viney Bridge Mills Station Road Crewkerne Somerset TA18 8AE

Outline application with all matters reserved except for access for the erection of 3 no 1 bedroom dwellings, access and parking

A query was raised over the number of bedrooms in the dwellings, as reference had been made to a 'spare bedroom'. Councillors supported the concerns raised by the Highways Officer over visibility accessing the site/Station Road. Serious concerns were raised about flooding on the site due to significant flooding in 2007, and the potential impact on surrounding areas should the site be developed.

Recommend: REFUSAL.

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.

Councillors felt that this application was broadly covered by permitted development rights.

Recommend: APPROVAL.

24/00145/REM **Land South of Blacknell Industrial Estate Blacknell Lane Crewkerne Somerset TA18 7HE**
 Reserved matters application for the approval of appearance, landscaping, layout and scale for the installation of a hydrogen electrolyser plant and associated works including landscaping. In relation to outline approval 21/00574/OUT.

Cllr. Ashton reported that he had requested that this application be considered by the Area South Planning Committee.

Councillors agreed to submit comments requesting clarity on out of hours operations, due to potential noise issues, noting plans to build a nearby retirement home.

Cllr. Ashton left the meeting at this point and did not return.

89
23/24 **TO RECEIVE PLANNING DECISION NOTICES FROM SOMERSET COUNCIL**

23/03157/HDG To note only - **Land Between A30 Yeovil Road And A356 Station Road Crewkerne TA18 8AE**
 Application to carry out removal works to 6 metres of hedgerow (section 1 of 3) for the diversion of the strategic water main.

DECIDED

23/03174/HDG To note only - **Land Between A30 Yeovil Road And A356 Station Road Crewkerne TA18 8AE**
 Application to carry out removal works to 6 metres of hedgerow (section 2 of 3) for the diversion of the strategic water main.

DECIDED

23/03175/HDG To note only - **Land Between A30 Yeovil Road And A356 Station Road Crewkerne TA18 8AE**
 Application to carry out removal works to 6 metres of hedgerow (section 3 of 3) for the diversion of the strategic water main.

DECIDED

23/03077/HOU

46 Southmead Crescent Crewkerne Somerset TA18 8DL

The erection of two storey side extension to dwelling

APPROVED

23/02600/EIASS
Somerset

Southern Phase of Crewkerne Key Site Off Station Road Crewkerne

EIA Screening Opinion under Regulation 6 (1) of the Town and Country Planning EIA Regulations 2017, relating to the diversion of a 400mm below-ground water main in Crewkerne, Somerset (approximately 900m length)

DECIDED

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

23/24

The published action status report was considered. Councillors reiterated concerns about the high wall around Rose Lane, which had damaged some parked cars. It was also noted that the internal wall inside the car park was deteriorating. The Deputy Clerk was asked to write again to Highways/Streetscene to raise concerns on safety grounds.

It was noted that the flower bed on the A30 had been repaired and could be removed from the status report.

91 **MARKET STREET BUS STOP RELOCATION**

23/24

To receive an update and consider next steps

Councillor Best reported that he had asked Somerset Council officers to consult the bus companies on the proposal to relocate the bus stop to Market Street and no objections had been received.

He noted that Crewkerne Town Council had not yet taken any formal decision on proceeding with the proposal. It was felt that the principle of placing a bus shelter in the area, as well as the design, should be assessed in principle at the outset, to avoid costly application fees being incurred. Some reservations were expressed about the location of a shelter in front of a key listed building in a conservation area (Humphries Kirk), however, the rest of the pavement would likely be too narrow to accommodate it. It was noted that should Somerset Council indicate a shelter was unlikely to gain approval, ABCD would be approached for their views on moving the bus stop alone before any further work be undertaken.

The Town Clerk was asked to write to Somerset Council to get feedback on the principle of the shelter and proposed location before any formal application was made.

92 **COMMUNITY INFRASTRUCTURE LEVY (CIL) RECEIPTS**

23/24

To note levels of CIL receipts and consider purpose

It was noted that the Council was currently holding £1073 worth of CIL receipts in an earmarked reserve. CIL receipts should be spent within five years.

It was AGREED to use current CIL receipts to cover the planned maintenance works to the 'Tommy' war memorial.

93 **ROAD MARKING ASSESSMENT PANEL**

23/24 To establish a panel to formalise requests for road markings and/or parking restrictions

Councillors Best, Bond and Nathan agreed to participate in the panel and the Deputy Clerk was asked to find a suitable date to determine terms of reference and consider existing requests.

94 **TO RECEIVE A REPORT FROM THE NEIGHBOURHOOD PLAN STEERING GROUP**

23/24

The Chair of the Neighbourhood Plan Steering Group reported that:

- The group continued to meet regularly.
- A draft policy document has been produced.
- A Somerset Council planning officer has provided informal feedback on the draft policies.
- This feedback has been incorporated into the policies and written evidence to support the plan was being collated.
- He anticipated a pre-submission draft would be ready for public consultation later in the year and confirmed that it would be presented to the Town Council for sign off at this point.
- Technical support packages for a Housing Needs Assessment and a Design Code package had been obtained.

95 **DATE OF NEXT MEETING**

23/24

Monday 11th March 2024, 18.45 in the Council Chamber, Town Hall, Market Square.

The meeting closed at 19.32.

Signed:

Dated:

PL12FEBRUARY2024