

Minutes of a meeting of the PLANNING AND HIGHWAYS COMMITTEE held in the Council Chamber, Town Hall, Crewkerne on Monday 13th November 2023 at 18.45.

PRESENT:

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

In attendance: Town Clerk K. Sheehan, Deputy Town Clerk G. Hughes, and nine members of the public.

OPEN FORUM

- Two members of the public wanted to comment in support of their planning application 23/02730/REM
- One member of the public wanted to comment on 23/02628/DOC1, noting that the parking had been reduced from 8 spaces to 6
- One member of the public mentioned that the lines on North Street were faded and that more signage by Ashlands School is needed. They also commented on application 23/02628/DOC1, noting that two of the proposed houses lie in the root protection zone and questioned how the retaining wall by the cemetery would be built?
- One member of the public mentioned the poor condition of the pavements in Blacknell Lane near the Taylor Wimpey site entrance.

48 TO NOTE APOLOGIES FOR ABSENCE

23/24

Apologies were received from Cllrs. K. Head (personal), D. Livesley (personal) and D. Wakeman (work commitments)

49 DECLARATIONS OF INTEREST

23/24

Cllr.Samuel declared an interest in 23/02730/REM due to living in the vicinity of the site in question.

50 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 9 October 2023 be **APPROVED**.

51 TO RECEIVE THE CLERK'S UPDATE REPORT

23/24

The Town Clerk reported that there is a Highways Site Visit Tuesday 14th November.

52 TO CONSIDER PLANNING APPLICATIONS

23/24

23/02600/EIASS **Southern Phase Of Crewkerne Key Site Off Station Road Crewkerne Somerset**
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)

Councillors noted that there is a mature oak tree close to the area but that provisions had been made and that the hedge will be reinstated.

Recommend: APPROVAL

23/02628/DOC1 **Crewkerne Key Site 1 Land East Of Crewkerne Between A30 And A356 Yeovil Road Crewkerne Somerset TA18 7HE**
Discharge of condition No.16 (Roads etc.) of planning application 19/03483/573 (as amended by 21/01152/NMA)

Councillors noted that the car park spaces were being moved and reduced from 8 to 6 and that two houses were being built on root protection zones.

Recommend: APPROVAL

23/02672/HOU **18 East Street Crewkerne Somerset TA18 7AG**
Replace rear elevation windows and doors with timber casement windows and timber doors of similar design

23/02673/LBC **18 East Street Crewkerne Somerset TA18 7AG**
Replace rear elevation windows and doors with timber casement windows and timber doors of similar design

Councillors noted that the proposed materials will have a similar appearance to the original.

Recommend: APPROVAL

23/02730/REM **Holly Tree Farm, Longstrings Lane, Crewkerne, Somerset TA18 7EA**
Reserved matters application for approval of appearance, layout and scale of approval 19/02921/OUT the erection of 2 dwellings
The details for which approval is sought are: appearance, layout and scale.

Councillors noted that the development is smaller than permitted. No visual impact for neighbouring properties.

Recommend: APPROVAL

23/02695/TCA To note - **St Bartholomews Churchyard Abbey Street Crewkerne Somerset TA18 7HX**
Notification of intent to carry out Tree Surgery Works to No. 1 Tree (T8) within a Conservation Area

Councillors discussed whether the reduction to the tree was necessary. Following a tree report it was recommended that a 10% reduction was required within 2 years. As we are at the end of this time period, they felt they should follow the recommendation of the officer.

Recommend: APPROVAL

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

23/24

23/02527/NMA

Land At Blacknell Lane Trading Estate Blacknell Lane Crewkerne Somerset

Non Material Amendment to approved application 20/03067/FUL (as amended by NMA ref: 21/02987/NMA to substitute and supplement the approved plans to allow;
Slight variation in the type of two out of the three approved generators on the site.
Slight variation in the type of the approved auxiliary transformer on the site.
Slight reconfiguration of the already approved kit on the site including the welfare cabin, switchroom, auxiliary transformer, waste/clean oil tanks and circulation area. The detail of this kit is in accordance with the respective approved detail plans pursuant to the 2021 planning permission (as amended by the 2021 NMA).

DECIDED.

23/01690/LBC

2 Church Path Crewkerne Somerset TA18 7HX

Proposed En-Suite shower room, replacement roof light, construct new entrance steps, replacement inspection drain cover and sunken light-well to the cellar.-in part retrospective.

WITHDRAWN.

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

23/24

Councillors discussed bins not being collected in Wool Gardens, which is due to new residents not registering their address. They also discussed whether we could again request the schedule for emptying the waste/dog bins.

The Deputy Clerk explained that the repair of the church steps is now with Somerset Council's Conservation Officer to look at a sensitive way to repair and seal up the steps to help prevent further damage.

55 **TO CONSIDER ANY ADDITIONAL ITEMS FOR THE NEXT HIGHWAYS MEETING** – 14th November

23/24

Nothing new to be added.

56 **TERMS OF REFERENCE**

23/24

The updated Terms of Reference of the Planning & Highways Committee were AGREED.

57 **SURFACE WATER FROM CHARD ROAD**

23/24

Cllr. Best explained that he had put in a request to the Environment Agency to look at costs for the scheme that was previously proposed.

58 **MARKET SQUARE BUS STOP**

23/24

Cllr. Best has commenced discussions with the bus companies regarding the idea of moving the bus stop from Market Square to Market Street and we will await a response. It was discussed that this would mean losing two car parking spaces and a tree. Cllr. Best said it might not be possible for a bus shelter to be installed in this position.

59 **LITTERING OPPOSITE WADHAM SCHOOL, ASHLANDS ROAD**

23/24

This discussion was a revisit 6 months after the installation of the co-mingle bin on Ashlands Road. No councillors reported seeing any increase of litter and it was decided to remove this from the Action Status Report. To be revisited if we receive any more complaints.

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

23/24

It was reported that a planning consultant has written a report on the aims and objectives. The next step is to write the policies and there is a meeting scheduled with the consultant to discuss these. Cllr. Woodland volunteered to join the Neighbourhood Plan Steering Group.

61 **DATE OF NEXT MEETING**

23/24

Monday 11th December 2023, 18.45 in the Council Chamber, Town Hall, Market Square.

The meeting closed at 19.21

Signed:

Dated:

PL13NOVEMBER2023