

Minutes of a meeting of the PLANNING AND HIGHWAYS COMMITTEE held in the Beech Suite, George Reynolds Centre, South Street, Crewkerne on Monday 15th January 2024 at 18.45.

**PRESENT:**

J. Nathan (Vice Chair), S. Ashton, M. Best, K. Head, D. Livesley, J. Morris, A. Samuel, A. Stuart, S. Woodland

In attendance: Town Clerk K. Sheehan and Deputy Town Clerk G. Hughes and 18 members of the public.

**OPEN FORUM**

Two members of the public wanted to speak regarding the applications 23/03014/FUL and 23/03063/LBC.

The first resident stated that an application in January 2014 was recommended for refusal by Highways due to access limitations from Weavers Close, and that this has not changed in the new application. If the proposed bridge was to go ahead with two-way traffic, then car headlights would shine into the residents' houses on Weavers Close and they would request that the bridge is only one-way. Previously Weavers Close householders were promised residents only parking and remarked parking bays if this development went ahead. Concerns were raised over how the increased traffic would affect the conditions of the road and if this would be maintained. They would also strongly object to any work force/construction vehicles parking here. Flooding at Viney Bridge in October, November, and December 2023 was very close to the windows of the proposed houses. This area would need regular gully clearance. They request that they are mindful of the Weavers Close residents' privacy when making comments on this application.

The second member of the public mentioned that he had submitted a detailed document to Somerset Council regarding his concerns. They mentioned that they were worried about the proposal to use Shute Lake Lane as access to the site, particularly during the construction phase. There is a building called 'Tow Bleach and Dyeing House' on the site, this suggesting that there is probably quite a lot of pollution on the site. He queried if this been investigated by the applicant? The proposed bridge is between two 18<sup>th</sup> Century cottages, and therefore has a restricted width. If the bridge was moved west to the hammerhead of the development, it could provide double that width and therefore provide two-way traffic more easily.

73  
23/24 **TO NOTE APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs. T. Bond and N. Draycott (both unwell).

74  
23/24 **DECLARATIONS OF INTEREST**

Cllr. Samuel declared an interest in 23/03045/FUL and Cllr. Woodland 23/03077/HOU and 23/03129/HOU both due to living in the vicinity of the site in question.

75  
23/24 **TO CONFIRM THE MINUTES OF THE PREVIOUS MEETING**

It was **AGREED** that the minutes of the Planning and Highways Committee held on Monday 18 December 2023 be **APPROVED**.

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

23/24

Cllr. Nathan has asked the Deputy Clerk to contact the relevant authorities regarding the lack of communication/diversion signs in respect of the North Street closure following the gas leak. The Deputy Clerk also reported that the pothole on Bryants Row towards Waitrose has now been repaired and that Somerset Council have enlisted a contractor to inspect the damaged lamppost by the Aqua Centre. There will be a road closure on January 17<sup>th</sup> for Open Reach to replace a pole, and January 15<sup>th</sup>-19<sup>th</sup> a section of Severalls Park Avenue will be closed for Wessex Water works.

77 **TO CONSIDER PLANNING APPLICATIONS**

23/24

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

Councillors commented that aside from the reducing the number of houses by 5, very little had changed since the last application, therefore previous objections remained. It was noted that the Place Making Officer had some objections, and it was suggested that the Town Council reinforced her comments to ours. The recent flooding and landslip along Cathole Bridge Lane has shown that this road is not appropriate for access, equally neither is Hermitage Street. The site itself is not suitable. The drawings now show an orchard on the site but there is no statement regarding who is responsible for the ongoing maintenance.

**Recommend: REFUSAL**

23/03014/FUL **Viney Bridge Mills And 5 Shute Lake Lane Crewkerne Somerset TA18 8AE**  
Conversion and alteration of existing Mill Buildings to form 30 dwellings, part demolition of existing buildings including 5 Shute Lake Lane and erection of 16 dwellings (46 dwellings in total) with associated car parking, landscaping, Public Open Space and associated infrastructure including new access bridge from Weavers Close

23/03063/LBC **Viney Bridge Mills And 5 Shute Lake Lane Crewkerne Somerset TA18 8AE**  
Conversion and alteration of existing Mill Buildings to form 30 dwellings, part demolition of existing buildings including 5 Shute Lake Lane and erection of 16 dwellings (46 dwellings in total) with associated car parking, landscaping, Public Open Space and associated infrastructure including new access bridge from Weavers Close

Cllr Nathan reminded everyone that the last date for public comments was the following day. Councillors were in favour of the repurposing of the site, but were concerned about parking, flooding and the use of Shute Lake Lane. Other consultees have expressed concern over the historic integrity of the site. The Southwest Heritage Trust recommend a full archaeological investigation before development. Historic England have expressed concerns that not enough original fabric of the building will be retained. Councillors also commented on the lack of social housing, and that they would like to see a viability report. They also raised concerns about how the bridge is created, and whose responsibility it will be. The level of parking is below standard, but as the site is considered 'urban' not as much provision may be required. If, however, there is a lack of parking, then this may lead to an overspill onto Shute Lake Lane. Councillors raised the point that attending the Planning South meeting and speaking concisely at the open forum can be more effective than writing in, but

you will need to register in advance. and that Crewkerne Town Council will endeavour to inform the public of when this next meeting will be held.

There were questions over whether Shute Lake Lane is wide enough for two-way traffic. Councillors invited a member of the public to speak, who commented that it is not passable without encroaching on private land. The path analysis document shows that Shute Lake Lane is required for all refuse trucks/fire appliances, yet it is a single-track lane.

Councillors confirmed that they are in favour of the redevelopment of the site, but that the concerns raised need further consideration.

**Recommend: REFUSAL**

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

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

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

Councillors would like confirmation that the hedgerows will be replanted.

23/03045/FUL      **33 Broadshard Road Crewkerne Somerset TA18 7NF**  
Proposed storage building for agricultural and horticultural equipment

Councillors noted that the proposed building will be replacing a similar dilapidated structure.

**Recommend: APPROVAL**

23/03077/HOU      **46 Southmead Crescent Crewkerne Somerset TA18 8DL**  
The erection of two storey side extension to dwelling

Councillors noted that there were no objections from neighbours

**Recommend: APPROVAL**

23/03129/HOU      **7 Southmead Crescent Crewkerne Somerset TA18 8DH**  
Proposed rear extension and garden office

Councillors noted that there were no objections from neighbours

**Recommend: APPROVAL**

23/03131/COL      To note only - **4 Lambourne Court Crewkerne Somerset TA18 7DF**

Application for a Lawful Development Certificate for the proposed conversion of garage to create habitable accommodation and installation of window

Councillors asked the Deputy Clerk to enquire why this is 'to note only', They questioned whether there is sufficient car parking to replace the space lost in the garage.

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

23/24

23/03152/TCA To note – **Beechfields Mount Pleasant Crewkerne Somerset TA18 7AH**  
Notification of intent to carry out tree surgery works to No. 07 trees within Conservation Area.

WITHDRAWN

23/02840/TCA To note – **Beechfields Mount Pleasant Crewkerne Somerset TA18 7AH**  
Notification of intent to carry out tree surgery works to No. 07 trees within Conservation Area.

DECIDED

23/02482/ADV **9 Market Street Crewkerne Somerset TA18 7JP**  
Display of 4 No non-illuminated fascia signs and 1 No. non-illuminated projecting sign

DECIDED

23/02894/LBC **9 Market Street Crewkerne Somerset TA18 7JP**  
Replace existing signage with new fascia signage and a projecting sign in front of shopfront. Paint shopfront anthracite grey as existing paint is dilapidating

APPROVED

Councillors commented that Poundland still has empty windows and ask the Town Clerk to speak to the Store Manager in person.

23/02861/FUL **Cloudshill Hewish Lane Crewkerne Somerset TA18 8RE**  
Erection of a stable block

APPROVED

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

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

23/24

Millers Garage – The Deputy Clerk was asked to seek an update on timescales?

Bryants Row/Waitrose – there is a blocked drain by the recycling area. Cllr. Best agreed to find out whose responsibility this is.

Flooding on Chard Road – currently with the Environment Agency.

North Street -the drains are blocked by the dental surgery; this is the responsibility of Highways. Where the road was recently resurfaced double yellow lines have been incorrectly painted.

Gouldsbrook Terrace crumbling wall - homeowner is not responding to letters. The Deputy Clerk was asked to investigate to see if Somerset Council can repair the wall and recharge the homeowner?

Market Street tree – where the tree was cut down, does the stump remain? The Deputy Clerk to ask Highways to prune the trees. (Add to next Highways site visit.)

Road markings – all requests are being added to Highways programme of works.

Overflowing bins – The situation will be monitored; the Deputy Clerk will compile a spreadsheet of complaints.

Church steps – they are still awaiting repair and it is with Somerset Council’s Conservation Manager currently, but the Deputy Clerk will continue to chase this up.

Dropped kerbs – At Bird’s Close and Park View there are several dropped kerbs that don’t align on either side of the road. The Deputy Clerk was asked to compile a list and prioritise.

South Street pedestrian crossings – There is no budget for any additional crossings, and this may also affect traffic flow.

Ashlands School pedestrian crossing signage – Deputy Clerk to chase this with Highways.

Rose Lane wall – This has been reported to Streetscene.

80 **TO CONSIDER POTENTIAL LEISURE PLANS IN RESPECT OF THE VINEY BRIDGE APPLICATION**

23/24

Initially there were two items allocated for Southmead Crescent, a commuted sum for play equipment and youth provision. Councillors requested for the wording to be changed from Southmead Crescent to ‘Crewkerne’. Councillors have noted this report from Somerset Council.

81 **TO CONSIDER THE PROPOSAL FOR A PUBLIC CONSULTATION REGARDING PARKING RESTRICTIONS ON THE JUNCTION OF ORCHARD RISE/FURLAND ROAD**

23/24

There was a request from a member of the public for double yellow lines in this area due to the limited visibility when exiting Orchard Rise. Any request to Somerset Council for additional parking restrictions results in them advising Crewkerne Town Council to undertake a public consultation with residents first. Councillors discussed forming a working panel to periodically meet and assess these requests. The Deputy Clerk will investigate the Highways Regulations required distances on junctions for visibility splays. The Clerk/Deputy Clerk will draw up terms of reference and ask for expressions of interest.

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

23/24

The chair of the Neighbourhood Plan Steering Group sent his apologies and on his behalf the Town Clerk reported the following:

The Steering Group are at the stage of drafting policies following the aims and objectives consultation, they have had an informal meeting with planners and are awaiting their comments on the draft policies and it will now be necessary to apply for some technical funding for a housing needs assessment.

83 **DATE OF NEXT MEETING**

23/24



Monday 12<sup>th</sup> February 2024, 18.45 in the Council Chamber, Town Hall, Market Square.

The meeting closed at 20.01

**Signed:** .....

**Dated:** .....

PL15JANUARY2024