

Minutes of a meeting of the PLANNING AND HIGHWAYS COMMITTEE held in the Council Chamber, Town Hall, Market Square, Crewkerne on Monday 22nd April 2024 at 18.45.

**PRESENT:**

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

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

105 **TO NOTE APOLOGIES FOR ABSENCE**

23/24

All Councillors were present.

106 **DECLARATIONS OF INTEREST**

23/24

No declarations of interest were made.

107 **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 11<sup>th</sup> March 2024 be APPROVED.

108 **OPEN FORUM**

23/24

One member of the public wished to speak regarding revising the wording of the comments on the Taylor Wimpey application 23/00006/REM. Since CTC were previously consulted in September 2023, Councillors comments about the number of parking spaces has been reviewed, and these have been increased. The previous comments regarding buildings being close to the cemetery boundary were not relevant as this application falls short of the cemetery boundary.

Another member of the public wished to speak on several matters. They noted that dropped kerbs had recently been installed on Blacknell Lane but noted that there isn't any on the Taylor Wimpey site. In reference to the Tilia application, they felt that there had been no improvements to the footpaths and that there were no safe walking routes to the site. In reference to the Taylor Wimpey comments they noted that application 23/0006/REM includes a zigzag crossing for pedestrians and cyclists that is adjacent to the cemetery.

Another member of the public wanted to speak regarding sewage concerns on the Tilia application. They queried how it will join with the main sewer as this isn't shown on the plans. The sewer appears to end at Kithill Lane, and it isn't clear how this joins with Seaborough View. If there is going to be a sewage pumping station here, then there are noise implications. The existing properties were built with low lying roofs as to not interfere with the skyline and they felt that the same should apply to new properties.

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

23/24

The roadworks on South Street are now entering week 4 and Wales & West Utilities are making good progress. All issues with the signage/diversions/traffic lights are being reported to WWU on a regular basis by the Deputy Clerk and Cllrs. Best and Ashton. Crewkerne Town Council will continue to liaise with them as we progress to phase 2.

Councillors noted that although there were small issues with some of the signage, it had vastly improved since the start of the works.

110  
23/24

### **TO CONSIDER PLANNING APPLICATIONS**

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 noted that:

- There were no improvements on the pedestrian facilities.
- The plans do not show how the properties will be connected to the main sewerage system. It is shown as being pumped to Kithill lane but nothing from here to Kithill.
- The geology report stated that field 3 is unfavourable to be built upon. Originally this land was going to be a play area and allotments, but the current plans show housing.
- The bank near the level crossing is unstable, and now the attenuation basin has been moved closer to the edge. Lots of banks locally are slipping in times of high rainfall.

**Recommend: REFUSAL**

24/00611/TCA      **Townsend Cemetery Mount Pleasant Crewkerne Somerset TA18 7AH**  
Notification of intent to carry out tree surgery work to No. 1 tree within a Conservation Area

**Notification only**

24/00623/HOU      **Culverhayes Lyewater Crewkerne Somerset TA18 8BB**  
Replacement roof including dormers, construction of porch and associated works to dwelling.

Councillors noted that from the rear of the property the dormer has a flat roof which makes the house wider. The side profile of the house is not aesthetically pleasing. The higher roof is however in line with the neighbouring property.

**Recommend: APPROVAL**

24/00866/HOU      **Casa Mia Lang Road Crewkerne Somerset TA18 8HQ**  
Single storey extension to replace existing conservatory.

Councillors had no comments to make.

**Recommend: APPROVAL**

24/00892/DOC1      **Southern Phase of Crewkerne Key Site off Station Road Crewkerne Somerset**  
Discharge of conditions No. 2 (Materials), No. 4 (Footpaths), No.5 (Fallow Land Management Plan) and No. 6 (Noise Attenuation) of Planning Application 20/00149/REM

Councillors remarked that they were unable to read some of the documents but noted that these were technical applications that were needed for the works to progress.

Councillors commented only.

111 **TO RECEIVE PLANNING DECISION NOTICES FROM SOMERSET COUNCIL**

23/24

**To note appeal decision:** APP/R3325/C/22/3308600

**Land at 64 Middle Path Crewkerne Somerset TA18 8BG**

The breach of planning control alleged in the notice is: 'Without planning permission, the erection of a garden building in the form of a summer house (oriental style).'

THE APPEAL IS DISMISSED AND THE NOTICE IS UPHeld WITH CORRECTION

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.

APPROVED

23/02190/DOC1

**Crewkerne Key Site 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

24/00250/ADV

**12 Market Street Crewkerne Somerset TA18 7LA**

Display of an internally illuminated replacement fascia sign, externally illuminated replacement projecting sign and internally illuminated ATM tablet sign.

APPROVED

24/00251/LBC

**12 Market Street Crewkerne Somerset TA18 7LA**

Display of an internally illuminated replacement fascia sign, externally illuminated replacement projecting sign and internally illuminated ATM tablet sign.

APPROVED

21/03286/FUL

**Galvanis 11 Church Street Crewkerne Somerset TA18 7HU**

Change of use of building into a 1 bedroom residential unit

WITHDRAWN

24/00497/TCA

**Woodlands Mount Pleasant Crewkerne Somerset TA18 7AH**

Notification of intent to fell No. 03 trees within a Conservation Area

DECIDED

24/00611/TCA

**Townsend Cemetery Mount Pleasant Crewkerne Somerset TA18 7AH**

Notification of intent to carry out tree surgery works to No. 1 tree within a Conservation Area.

DECIDED

24/00413/HOU

**14 Sutton Grove Crewkerne Somerset TA18 8FQ**

Erection of fencing to the front and both sides of the main dwelling house

APPROVED

112

**TAYLOR WIMPEY COMMENTS**

23/24

To consider revising the response to planning application 23/00006/REM

A representative from Taylor Wimpey was invited to speak. He explained that this application does not include land abutting the cemetery, so previous comments were redundant. Councillors commented that there were concerns that these objections may get missed later and that they were made to safeguard the cemetery. Whilst they may not be relevant to 00006, they are relevant to 00007.

Councillors commented that the zig zag path near the cemetery boundary would be built over the tree protection zone. The TW representative mentioned that if there was an impact on the tree protection zone then the path would not be built. He also commented that previous concerns from Crewkerne Town Council relating to parking had now been addressed and the number of spaces had now been increased.

It was AGREED to amend the document to recommend APPROVAL and remove reference to the cemetery boundary, note that previous parking concerns had now been addressed, but also to retain the comments in respect of 23/00007/REM and the cemetery.

113

**MARKET STREET BUS SHELTER:**

23/24

To receive an update and consider shelter types and designs

Cllr. Best gave an update:

- ABCD put forward a proposal to relocate the bus stop to a location where a bus shelter could be considered.
- There is a limitation on the design of the shelter due to the width of the pavement.
- In the original proposal the upright of the shelter was to face the building. Now it has been considered that the design may be improved with the upright being adjacent to the pavement. This has been put forward to the bus companies and we are awaiting a response.
- Once a basic design and colour has been chosen, this will be sent to Highways. No planning permission is required.
- The cost of the shelter will be covered by s106 funds. If there is any money remaining, it is requested that a cycle rack for the town is purchased.

Councillors commented that the proposal would remove four parking spaces and one tree, however the tree needs to be removed to assist with access to the bus stop. Parking spaces would be gained outside The George Hotel and The Kings Arms to negate the loss of the other spaces. Councillors preferred Design 1 but would prefer glass panels at the rear rather than Perspex, and a black and gold design would be more desirable to match the existing street furniture. Cllr. Ashton queried

whether the pavement would get damaged but Cllr. Best explained that the zig zag lines after the crossing would provide a better entry for the buses. Councillors discussed if a cycle rack was purchased, the redundant shelter in Falkland Square may be a suitable location.

Councillors AGREED to proceed with the recommendations a-d.

- a) The proposal to relocate the bus stop is approved
- b) A shelter design is chosen to reflect the location.
- c) The bus stop design layout drawings are submitted to County Highways for final approval.
- d) Once approved, instruct Highways to carry out the required works using the existing section 106 funds

114  
23/24 **TO RECEIVE THE UPDATED ACTION STATUS REPORT**

The published action status report was considered.

- Cllr. Head apologised for not being able to make much progress on the pavement survey. It had been delayed due to bad weather and now may have to be postponed until September due to the South Street roadworks.
- Cllr. Best reported that the lamp post outside the Aqua Centre has now been replaced.
- The Deputy Clerk clarified that the Rose Lane wall was in the schedule of works to be repaired but there isn't a date for this currently.
- The collapsing wall at Gouldsbrook Terrace was discussed. The Deputy Clerk reminded Councillors that Somerset Council do not have the facility to repair the wall and to recharge the owner.

115  
23/24 **TO RECEIVE A REPORT FROM THE NEIGHBOURHOOD PLAN STEERING GROUP**

The Chair of the Neighbourhood Plan Steering Group was not present.

116  
23/24 **DATE OF NEXT MEETING**

Monday 13<sup>th</sup> May 2024, 18.45 in the Council Chamber, Town Hall, Market Square.

The meeting closed at 19.46.

**Signed:** .....

**Dated:** .....

PL22APRIL2024