

Councillors are hereby summoned, and members of the public and press are invited, to attend a meeting of the **Planning and Highways Committee** to be held on **Monday 9th June 2025**, starting at 18.45, in the Council Chamber, Town Hall, Market Square, Crewkerne for the purpose of transacting the business outlined on the agenda below.

Notes:

- The recording of the meeting will be uploaded for members of the public who wish to view it via the following link: <https://www.youtube.com/channel/UCTA9K-7L4Onjcli2Gtz7tCg>.
- Members of the public requiring assistance or reasonable adjustments to aid their attendance at council meetings are asked to contact the Council Offices in advance using the above contact details. Documents are available in large print by request.
- Recording of meetings is permitted under the Openness of Local Government Bodies Regulations 2014; please refer to the Council's Policy on Audio/Visual Recording & Photography at Meetings ([Recording-Meetings-policy-Feb-2022.pdf \(crewkerne-tc.gov.uk\)](#)).
- Public participation is welcome during the allocated Public Open Forum session, please refer to Section 3 of the Council's Standing Orders ([Standing-Orders-May-2024.pdf \(crewkerne-tc.gov.uk\)](#)).

Katharine Sheehan FSLCC, Town Clerk (signed on original)
3 June 2025

Agenda

- 001/2526 To receive and approve apologies for absence.**
a. To record members present:
Schedule 12 of the Local Government Act 1972 requires:
 - a record be kept of the members in attendance.
 - this record forms part of the minutes of the meeting.
 - Members who are unable attend a meeting should tender apologies in advance to the Town Clerk and the grounds for apologies tendered will also be recorded.b. To approve any apologies for absence:
Section 85(1) of the Local Government Act 1972 requires:
 - Members present to decide if the reason(s) for a member's absence are acceptable.
- 002/2526 To receive declarations of pecuniary or personal interests in items on the agenda and any dispensations.**
The Localism Act 2011 and the Council's Code of Conduct requires:
 - Members to declare any interests not currently recorded in the Member's Register of Interests or not notified to the Monitoring Officer of it.
 - Requests for Dispensations should be made in writing to the Clerk in advance of the meeting.
- 003/2526 To confirm the minutes of the previous meeting held on 12 May 2025.**
- 004/2526 Public Open Forum:** Questions may be put to the Council in person during this public participation session of up to 15 minutes and a maximum of 3 minutes per person. Issues notified to the Clerk a minimum of 3 working days before the meeting (i.e., by 5pm on the preceding Wednesday) will receive a response during this session. Issues raised in this session without prior notice may be

referred to the Clerk to respond to within 10 working days or listed on a subsequent agenda. The Mayor reserves the right to vary or extend these time limits.

- 005/2526** To receive the Clerk's update report.
- 006/2526** To consider Planning Applications as per the list available on website or via Town Council office. Please note that the Town Council is a Statutory Consultee for Planning Applications and as such does not make decisions on any application. Any recommendations and comments this Committee make will be fed into the planning process. Somerset Council is the Planning Authority and will issue the decision notices on all applications.
- 007/2526** To receive planning decision notices from Somerset Council.
- 008/2526** To receive a verbal update from Cllrs Ashton and Best regarding road safety in Market Square.
- 009/2526** To consider parking concerns at the junction of Hermitage Street and Market Street/West Street.
- 010/2526** To note the response from Somerset Council regarding Miller's Garage.
- 011/2526** To receive an update regarding the Market Street trees and determine a way forward.
- 012/2526** To receive the updated Action Status Report.
- 013/2526** To receive a report from the Neighbourhood Plan Steering Group.
- 014/2526** Date of next meeting: Monday 14th July 2025, 18.45, Council Chamber.

CREWKERNE TOWN COUNCIL
Planning and Highways Committee Meeting
Monday 9th June 2025

New Applications – Somerset Council

- 25/01201/HOU** **198 Park View Crewkerne Somerset TA18 8JL**
Ground floor store and first floor bedroom suite
- 25/01266/COL** **Curriot Hill Farm 49 Bran Close Crewkerne Somerset TA18 8BN**
Notification only - Application for a Lawful Development Certificate for proposed creation of new field access
- 25/01205/DOC1** **2A and 2B Abbey Mews Abbey Street Crewkerne Somerset TA18 7HY**
Notification only – Discharge of Conditions No. 1 (Reinstatement of Windows) and No. 2 (Replace Rainwater Goods) allowed at appeal (APP/R3325/F/24/3342095 05.03.25)

To receive planning decision notices from Somerset Council

- 25/00546/HOU** **11 Langmead Road Crewkerne Somerset TA18 8DY**
Single storey extension, raised patio at the rear and conversion of existing double garage into habitable space
APPROVED
- 24/02059/FUL** **Land South of Crewkerne Key Site Off Station Road Crewkerne Somerset TA18 8AE**

25/01000/TCA	<p>Erection of 2 storey, 66 bed care home for older people with associated landscaping, car parking and access</p> <p>APPROVED</p> <p>1 Church Path Crewkerne Somerset TA18 7HX</p> <p>Notification of intent to carry out Tree Surgery to No. 1 Tree within a Conservation Area. T1 – Blue Atlas Cedar; reduce the last main leader by 2/3.</p> <p>DECIDED</p>
24/01172/DPO	<p>Crewkerne Key Site 1 Land East of Crewkerne Between A30 And A356 Yeovil Road Crewkerne Somerset TA18 7HE</p> <p>Application to modify a S106 agreement dated 31 March 2017 made between Taylor Wimpey UK Limited and Somerset County Council (Planning Reference 05/00661/OUT) to align the terms and timing of access arrangements with the build programme</p> <p>DECIDED</p>
25/00741/HOU	<p>12 Church Street Crewkerne Somerset TA18 7HU</p> <p>Proposed single storey rear extension; Alterations to house and alterations to outbuilding</p> <p>APPROVED</p>
25/00742/LBC	<p>12 Church Street Crewkerne Somerset TA18 7HU</p> <p>Proposed single storey rear extension; Alterations to house and alterations to outbuilding</p> <p>APPROVED</p>
22/03385/DPO	<p>Crewkerne Key Site 1 Land East of Crewkerne Between A30 And A356 Yeovil Road Crewkerne Somerset TA18 7HE</p> <p>Application to modify a Section 106 agreement, dated 31 March 2017, made between Taylor Wimpey UK Limited and South Somerset District Council associated with Planning Approval 05/00661/OUT (which was for 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)</p> <p>DECIDED</p>

Report subject	Parking concerns at the Hermitage Street junction
Committee name	Planning & Highways Committee
Meeting date	Monday 9 th June 2025
Report author	G. Hughes, Deputy Clerk
Report contact details	deputyclerk@crewkerne-tc.gov.uk
Consultees	Somerset Council
Decision required?	Yes

1. Purpose

To consider parking concerns at the junction of Hermitage Street and Market Street/West Street.

2. Background information

The Council has received a growing number of reports indicating that HGVs are unable to turn left out of Hermitage Street due to vehicles parked too close to the junction. As a result, drivers are forced to continue straight into Market Street, posing a significant hazard to oncoming traffic.

3. Detailed Consideration

Councillors Ashton and Best have recently met with Highways Officers from Somerset Council to discuss the ongoing parking issues at the junction. During the meeting, it was suggested that the initial course of action should be to write to the affected business, requesting that their customers, staff, and delivery drivers avoid parking at the junction to help alleviate the problem. In addition, a formal request has already been submitted to Somerset Council for increased parking enforcement in the area. If safety concerns continue, Somerset Council has indicated that it would be willing to consider the implementation of a box junction at this location.

4. Financial implications

N/A

5. Equalities considerations

N/A

6. Crime and Disorder considerations

N/A

7. Council Action Plan objectives supported

N/A

8. Recommendation

8.1. It is recommended that Council CONSIDERS writing a letter to the relevant business.

Report subject	Miller's Garage
Committee name	Planning & Highways Committee
Meeting date	Monday 9 th June 2025
Report author	G. Hughes, Deputy Clerk
Report contact details	deputyclerk@crewkerne-tc.gov.uk
Consultees	Somerset Council
Decision required?	No

1. Purpose

To note the response received from Somerset Council with respect to the Miller's Garage site.

2. Background information

The Deputy Clerk was asked to write to the relevant Planning Officer at Somerset Council regarding the continued delays at delivering a car park.

3. Detailed Consideration

The following response was received from the Planning Officer:

Thank you for your letter dated 14 May 2025.

I acknowledge that this overall project has been very protracted. I have broad awareness of the history/background of the parking need, albeit the original thinking was quite a few years before I joined South Somerset District Council.

You may, or may not, be aware that the decision of South Somerset District Council's District Executive on 3 November 2022 was to confirm that the approach involving land swap and delivery of a car park on adjoining land at no cost to the Council, be adopted. My understanding is that there is no explicit reserve held by Somerset Council to fund the original council delivered car park scheme should the preferred option not be concluded. I believe the public consultation on the Stonewater housing project off East Street took place in March 2025. Somerset Council concluded a formal option agreement for the land swap and car park delivery at the end of January 2025.

The approach supported by SSDC is the means by which there should be confidence in the proposed car park being delivered. It is however subject to approval of the housing proposals. I suggest it is not appropriate for you or I to share any views on those proposals. I have consistently taken the position that the applicant needs to progress

*the proposals and there is no role for the Somerset Council property aspects influencing the development proposals or planning process.
I hope this provide the information you require but please contact me again if not.*

4. Financial implications

N/A

5. Equalities considerations

N/A

6. Crime and Disorder considerations

N/A

7. Council Action Plan objectives supported

N/A

8. Recommendation

8.1. It is recommended that Council NOTES the response received.

Report subject	Market Street Trees
Committee name	Planning & Highways Committee
Meeting date	Monday 9 th June 2025
Report author	G. Hughes, Deputy Clerk
Report contact details	deputyclerk@crewkerne-tc.gov.uk
Consultees	Somerset Council
Decision required?	Yes

1. Purpose

To receive an update regarding the Market Street trees and determine a way forward.

2. Background information

The first tree outside Hays Travel is dead. The second tree, adjacent to HK Law, may need to be removed if the bus stop is relocated. The third tree was previously removed, having died, whilst the fourth and fifth trees outside Barrett Bros. and the Model Shop respectively, are in good health – see Appendix A.

3. Detailed Consideration

Somerset Council's Highways Tree Officer has informed us that tree one is due for removal in the near future; however, budget constraints mean that it will be reduced to a 1m stump and not fully removed. If Councillors wished to replace trees one and three, the council would be responsible for the licence fee, stump and root removal, replanting, watering and maintenance costs going forward, as well as any resurfacing costs.

Somerset Council has confirmed that it will not be possible to relocate the tree at the bus stop site to another location.

A report has been made to Somerset Council that the tree outside the Model Shop is touching the building and obscuring light in the shops.

4. Financial implications

Licence fee: £300 (approximately), costs of trees would depend on species and age chosen, additional costs for watering, maintenance and surfacing unknown.

5. Equalities considerations

N/A

6. Crime and Disorder considerations

N/A

7. Council Action Plan objectives supported

3.12 To increase the number of trees in the town centre.

8. Recommendation

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| 8.1. It is recommended that Council CONSIDERS whether it would like to proceed with replacing trees in Market Street. |
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APPENDIX A



	Subject	Action	Status	Responsibility	Status
Jul-20	Millers Garage	To keep on matrix with regular updates	To keep on matrix with regular updates. Jul 23: Awaiting information from Commercial Property Land Development Manager at Somerset Council. Aug 23: awaiting planning application to be submitted Feb 24: Application expected end of Feb. Nov 24: The legal contractual arrangements have been complex, and it is expected that these may not be complete until the end of Feb 25. A planning application is expected around the same time. Feb 25: MB to give a verbal update Mar 25: Public Consultation took place May 25: awaiting a planning application June 25: Letter sent to the Head of Commercial Investment at SC – see agenda item	Clerk/Deputy Clerk	Ongoing
Nov-20	Ongoing issues with many gullies in the town	Deputy Clerk is putting together a spreadsheet of problems.	Nov 22: Ongoing contact with Highways. Budget spent, however clearance can be organised for urgent jobs. May 23. To be readdressed in upcoming site meeting with Somerset Council in June. Yearly jet washing will take place, awaiting schedule Dec 23: Jet washing completed in May and October Oct 24: This has been added to the list for the EHM pilot Nov 24: The Deputy Clerk has a meeting scheduled to discuss gully clearance as part of the pilot Jan 25: We are awaiting a date for the 'Welcome to Crewkerne signs' cleaning and clearance and the gullies will be scheduled for a second day. June 25: No update on the Kier pilot	Deputy Clerk/Highways	Ongoing
Dec-20	Diversion of Henley footpath railway crossing proposed by Network Rail and associated with the planning approval for a development on land at the top of Kithill.	Following a presentation from Network Rail, it was agreed to organise a site meeting to allow NR representatives to understand the Town Council's concerns.	Sept 22: Contact made with SSDC Planning regarding this pre condition and request for update. Apr23: Noted, correspondence received from Network Rail regarding a proposed diversion application. Further information due from Network Rail. May23: update received with 2 diversion potential routes. Somerset Council to do site visit. Crossing lies within West Crewkerne Parish so only comment from neighbouring Parish. June 25: Awaiting result of the Tilia appeal	Network Rail/SCC Footpaths officer. NMA refused Jan 23.	Ongoing

Aug-21	Wall adjacent to Gouldsbrook Terrace crumbled leaving debris on the pavement.	The Deputy Clerk was asked to investigate ownership of the wall and send a letter to the owner to request that the wall was made safe	Feb 23: Highways confirm they have had difficulty communicating with landowner about the repairs needed. June 23: Highways confirm no progress made as landowner not responding. Nov 23: Discussed with Highways – no more they can do as privately owned Jan 24: Deputy Clerk to investigate if the wall can be repaired and recharged to the homeowner Feb 24: SC do not have the money or resources to do this March 24: More of the wall has fallen Sept 24: Re assess in the Spring June 25: The condition of the wall is worsening but under private ownership and SC will not repair	Highways	Ongoing?
Oct 22	Diseased tree on Market Street	Agreed to replace it but queried £300 licence fee	Town Clerk has submitted planting proposal to Highways but not yet received confirmation. Sept 23: chased Oct 23: Trees could do with pruning Jan 25: No contact with tree officer April 25: Tree has been reported as dangerous June 25: See agenda item	Town Clerk	Ongoing
Dec 22	Faded road markings – zebra crossing outside Waitrose/Library also junction of Wynnstay with North Street.	Responsibility – SC? Responsibility – Private ownership?	SC to refurbish car park markings South Street – date to be confirmed. Mark ups in car park Sept 23 – Somerset Council seeking quotations for lines Oct 23. March 24: Deputy Clerk to chase Sept 24: Road markings are being scheduled on a reactive basis June 25: Wynnstay junction has again been reported to SC. The crossing outside Waitrose will not be done as part of the refurbishment and not reportable to SC via the website – investigating ownership	Town Clerk	Ongoing
Mar 23	Overflowing bins	Clerk to contact Streetscene about collection schedule.	Deputy Clerk has requested a collection schedule be confirmed. July 23: further request for schedule. Sept 23 request for schedule requested again. Nov 23 No schedule provided, Deputy Clerk to report all overflowing bins to Streetscene Dec 23 SC have installed a new co mingle bin on Kithill Jan 24: Deputy Clerk to compile a spreadsheet of complaints Jan-March 24: No complaints April 24: x5 complaints received – all within a few days Sept 24: Several overflowing dog bins recently Oct 24: SC are currently reviewing the bins in the area. Some may be replaced with larger co-mingle bins. June 25: Some of the co-mingle bins	Town/Deputy Clerk	Ongoing

			are being used for household waste – this is reported at the time		
Jun 23	Dropped Kerbs	Report sent to Highways for consideration	Report submitted by Space4Crewkerne about dropped kerbs in town. Discussed at Highways meeting. July 23: report sent to Highways. Aug 23: response received stating it has been passed to the SIS team for assessment. Nov 23: Highways have been asked for a cost, they suggested to get quotes from external contractors June 25: SC have no budget for this	Deputy Clerk	Ongoing
Jun 23	Mobility Scooter Access	Request for steps to be changed to allow mobility scooter area in Severalls/Southmead Crescent area passed to Highways	July 23: Information sent to Highways to consider. Aug 23: response received stating it has been passed to the SIS team for assessment June 25: SC have no budget for this	Deputy Clerk	Ongoing
Sept 23	High walls around Rose Lane deteriorating – debris over road	Reported to Highways	Nov 23 This has been reported to Ian at Streetscene April 24: With the service provider to survey and repair Sept 24: No update June 25: Chased with Highways but nothing to report	Deputy Clerk	Ongoing
Feb 25	Grit Bins	To seek permission to install three new grit bins	Proposed locations Beechwood Drive, Thomson Drive and at the top of Kithill. May 25: The grit bins have now been purchased June 25: Awaiting a location for Thomson Drive and the others will be installed when work schedules permit	Deputy Clerk	Ongoing