

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 14th July 2025**, starting at 18.45, in the Beech Suite, George Reynolds Centre, South Street, 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)
8 July 2025

Agenda

- 015/2526 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.
- 016/2526 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.
- 017/2526 To confirm the minutes of the previous meeting held on 9 June 2025.**
- 018/2526 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
- www.crewkerne-tc.gov.uk

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.

- 019/2526** To receive the Clerk's update report.
- 020/2526** 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.
- 021/2526** To receive planning decision notices from Somerset Council.
- 022/2526** To consider the response from the Taylor Wimpey planning officer, along with the document from Somerset Council, and agree any next steps.
- 023/2526** To receive a verbal update from Cllr. Best regarding the installation of dropped kerbs on the southern side of the Taylor Wimpey development.
- 024/2526** To consider a response to the proposed diversion of a section of public footpath CH 27/21.
- 025/2526** To note the proposed Volunteer Highway Maintenance Scheme.
- 026/2526** To receive the updated Action Status Report.
- 027/2526** To receive a report from the Neighbourhood Plan Steering Group.
- 028/2526** Date of next meeting: Monday 8th September 2025, 18.45, Council Chamber.

CREWKERNE TOWN COUNCIL
Planning and Highways Committee Meeting
Monday 14th July 2025

New Applications – Somerset Council

- 25/01470/FUL** **Former Miller's Garage And Field To Rear (south) Of Nos. 20-42A East Street Crewkerne Somerset TA18 7AG**
Demolition of existing showroom building at Miller's Garage, formation of a 69 space public car park, erection of 50 No. dwellings, associated vehicular and pedestrian accesses (from East Street), parking for the dwellings, manoeuvring areas, drainage and landscaping, changes to and extension of Wyvern Court's parking areas plus provision of mobility scooter store.
- 25/01371/HOU** **32 Barn Close Crewkerne Somerset TA18 8BL**
Change of use of a dwelling providing care for 4 adults under Class C3 (b) to a residential care home for 4 children/young people (Use Class C2)
- 25/01408/DOC1** **Land At Blacknell Lane Crewkerne Somerset TA18 7HE**
Discharge of Condition No. 03 (phasing programme) of planning application 21/03005/S73 (as amended by 21/01152/NMA)
- 25/01453/S73** **Land Adjacent Cloudshill Hewish Lane Crewkerne Somerset**

S73 Application to remove Condition 16 (copper beech tree) completely and Condition 17 to remove the reference to Beech Tree T001 (tree protection measures) relating to planning consent 24/01412/FUL; Erection of a single two storey detached dwelling

25/01660/AGN **Land Adjoining Curriott Hill Farm 49 Barn Close Crewkerne Somerset TA18 8BN**
Notification of intent for the formation of an access track from a new site entrance

25/01632/TCA **Chant Trees Foundry Square Crewkerne Somerset TA18 8HB**
Notification of intent to Carry out Tree Surgery Works to No. 2 Trees within a Conservation Area. T1 – Common Beech – Crown reduction, T2 – Walnut – Crown Reduction.

To receive planning decision notices from Somerset Council

25/01380/FDN **Townsend Cemetery Mount Pleasant Crewkerne Somerset TA18 7AH (GR:344948/109999)**
Five Day Notice to remove No. 1 tree within a Conservation Area.
NO OBJECTIONS

25/01011/DOC1 **Land At Blacknell Lane Crewkerne Somerset TA18 7HE**
Discharge of Condition No. 02 (Materials) of planning application 23/00006/REM
DECIDED

25/00494/TCA **St Bartholomews Church Church Path Crewkerne Somerset TA18 7HX**
Notification of intent to remove overhanging branches of No. 1 tree within a Conservation Area
DECIDED

24/03006/DOC1 **Crewkerne Ph2a Land Off Yeovil Road Crewkerne Somerset TA18 7NU**
Discharge of Condition No. 11 (Archaeological Works) of planning application 05/00661/OUT
CONDITIONS DISCHARGED

25/01205/DOC1 **2A and 2B Abbey Mews Abbey Street Crewkerne Somerset TA18 7HY**
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)
CLOSED

25/00860/LBC **Units 2 3 And 4 Victoria Shopping Mews Market Square Crewkerne Somerset TA18 7LE**
Listed Building Consent application for internal and external alterations in relation to change of use of upper floor from commercial use to 2 No. residential flats and erection of cycle storage shed and bin areas
APPROVED – PERMITTED WITH CONDITIONS

25/01266/COL **Curriot Hill Farm 49 Barn Close Crewkerne Somerset TA18 8BN**
Application for a Lawful Development Certificate for proposed creation of new field access
REFUSED

25/01201/HOU **198 Park View Crewkerne Somerset TA18 8JL**
Ground floor store and first floor bedroom suite
APPROVED – PERMITTED WITH CONDITIONS

25/00840/TPO **8 Jasmine Close Crewkerne Somerset TA18 7DB**
Application to carry out Tree Surgery Works to No. 2 Trees as shown within the South Somerset District Council (CREW 1) 1988 and (CREW 1) 2007 Tree Preservation Orders. T1 Field Maple – Crown reduction and T2 Crab Apple – Crown Reduction.
APPROVED – PERMITTED WITH CONDITIONS

Report subject	To consider the relevant information relating to the Taylor Wimpey site and agree any next steps.
Committee name	Planning and Highways Committee
Meeting date	Monday 14 th July 2025
Report author	Gemma Hughes, Deputy Town Clerk
Report contact details	deputyclerk@crewkerne-tc.gov.uk
Consultees	Somerset Council
Decision required?	Yes

1. Purpose

To note the response from the planning officer for Taylor Wimpey and the report from Somerset Council.

2. Background information

In June, on behalf of Crewkerne Town Council, Cllr. Nathan wrote to the planning officer to express the council's disappointment at the ongoing lack of communication and consultation regarding planning applications and decisions associated with the Taylor Wimpey development. The officer was invited to attend a Planning and Highways meeting.

3. Detailed Consideration

The planning officer's response was as follows:

'With regards to application reference 24/01172/DPO –vary the S106 (Highway Timing), this Deed of Modification was signed and the application was dealt with by another officer before it was passed to me to generate the decision notice.

However, I can assure you that the application, like other such Deeds of Modification was determined in accordance with the Council's Scheme of Delegation.

The Town Council was consulted on the application...and your Council's comments, together with those received from other consultees and third parties were taken into account in the determination of the application.

I would be happy to meet with representatives of the Town Council in due course but do not consider it necessary at this time for me to attend a Meeting of your Council's Planning and Highways Committee.

However, I will be meeting (Virtually) with Councillor Best and the Council's Highway Officer tomorrow to discuss various issues with this site.

Following that meeting I anticipate being able to then set up a further meeting to include a representative of your Council as well as the developer if considered to be necessary.

If that is the case, I will contact you to arrange a mutually convenient time for such a meeting.'

Following the meeting the Highways Officer from Somerset Council has produced a report (see Appendix A), stating Somerset Council have no objection to application 25/00878/NMA.

4. Recommendation

- 4.1. It is recommended that Council **CONSIDERS** how it wishes to proceed.

Appendix A

Somerset Council
County Hall, Taunton
Somerset, TA1 4DY



RESPONSE TO DEVELOPMENT MANAGEMENT CONSULTATION REQUEST

Area: Planning South

Application Number: 25/00878/NMA

Our Reference: PLNS/2025/032542

Application Title and location: Non-Material Amendment to planning application 25/03005/S73, Crewkerne Key Site 1, Land East of Crewkerne between A30 and A356 Yeovil Road, Crewkerne TA18 7HE

No Objection / comments *	
No Objection subject to conditions and/or <u>S106</u> obligations detailed below *	X
Object/Recommend refusal. See full comments below *	
More Information required/Object/Scope for revision. See full comments *	

* delete as appropriate

Summary:

Full comments:

Highway Layout

The development of this site has been considered over the course of many years. Ultimately it will provide a link road round the eastern side of the town which aims to remove some of the traffic from the centre of the town making the highway infrastructure less congested, more efficient, and safer for all users.

In liaison with this Authority a variety of junction designs have been assessed and have taken account of:

- Construction efficiency
- Costs regarding the terms of the NPPF tests
- Junction capacity
- Need for retaining structures which due to the geometry of the land is a fundamental aspect of the design
- Available highway width

In addition, the Local Planning Authority confirmed that no action regarding an unauthorised vehicle access serving one of the properties on the SW side of Station Road could be taken due to the length of time it had been in existence. This warranted further amendments to the junction design.

This Authority understands that the developer entered into discussion with the Town Council regarding removal of the left turn lane from the junction design. It is perhaps unfortunate that this proposal was not discussed with us first, as the left turn lane allows efficient movement of all vehicles heading SE on Station Road to turn left into the development site onto the new Crewkerne Link Road.

Removal of such a facility would dramatically reduce capacity of the junction, would generate additional queues on Station Road, would severely undermine the reason behind creating the Link Road, and is not an acceptable solution to this Authority given the strategic importance of both Station Road and the new link road.

The application currently before us aims to slightly amend the junction layout as originally permitted. Whilst the different schemes put forward for consideration were drawn up and presented on plans, these were interim measures for consideration and had no weight in planning terms.

Removal of trees

Wherever possible, the Highway Authority aims to protect boundary vegetation to development sites if they form part of the character of the road. However, this must be considered in the environment of maintaining the health and safety of highway users, and constructing new infrastructure in accordance with adoptable standards.

The original scheme as permitted is shown on the submitted plans, and as such is considered as the fallback position. The permitted scheme would result in the removal of five trees along the site frontage. The scheme now presented will result in the removal of two trees, and as such, whilst the loss of the trees is unfortunate, it is considered a betterment over the original proposal.

Conclusion

Taking all of the above into account, the scheme as presented should still accord with the s106 Agreement as previously agreed, but this Authority cannot object to the NMA as submitted

Conditions/Reasons for refusal:

Name:Adam Garland

Date: 19 June 2025

Principal Planning Liaison Officer
Traffic & Transport Development Group
Economic and Community Infrastructure Commissioning
Somerset Council

Telephone: 01823 359540 Email: highwaysdevelopmentcontrol@somerset.gov.uk

Report subject	Proposed diversion of a section of public footpath CH 27/21
Committee name	Planning & Highways Committee
Meeting date	Monday 14 th July 2025
Report author	Gemma Hughes, Deputy Town Clerk
Report contact details	deputyclerk@crewkerne-tc.gov.uk
Consultees	None
Decision required?	Yes

1. Purpose

Somerset Council have received an application which they wish to consult on, for a proposed diversion of a section of the public footpath CH 27/21.

2. Background information

The proposal would, should it be successful, divert part of footpath CH 27/21 as shown as a solid black line (A -B-C-D) on the accompanying plan (H12-2025), to the route shown as a dashed line (A-E-F-G-H-D) – See Appendix B.

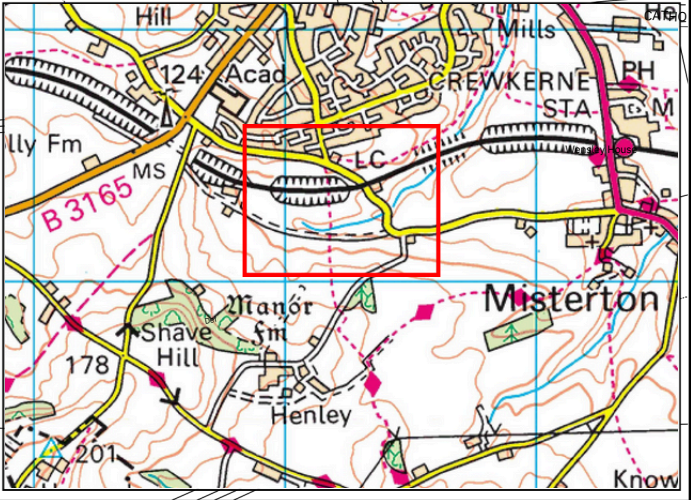
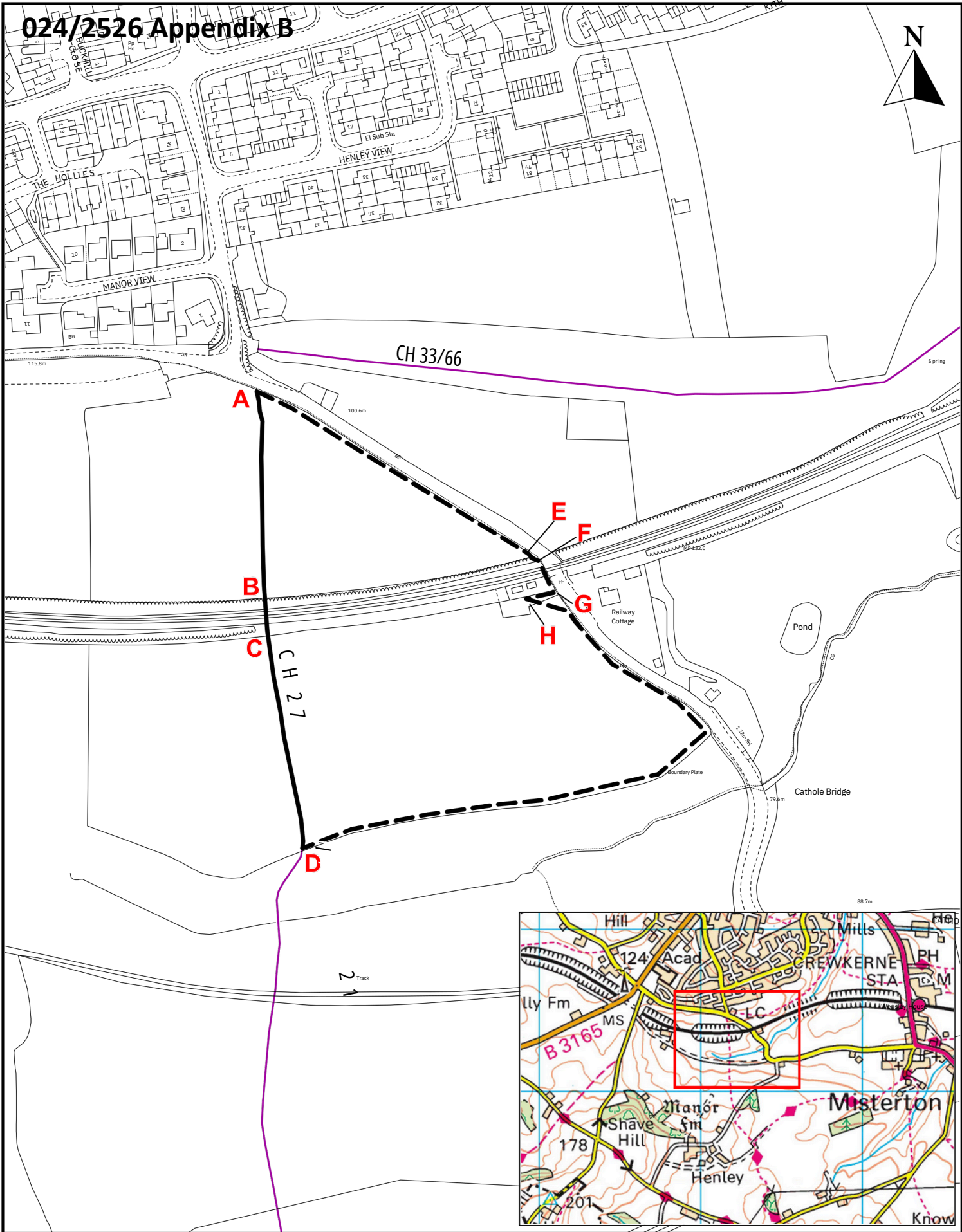
3. Detailed Consideration





The proposal would divert the footpath from a passive railway crossing to a widened level crossing. The definitive line is 233 meters and limited by two stiles. The alternative would be 530 meters and limited by two pedestrian gates and a kissing gate. The width is as follows:

A-E	2.5m
E-H	1.2m
H - D	2.5m Grass

4. Recommendation

- 4.1. It is recommended that Council **AGREES** a response to the consultation and delegates the submission of comments to the Deputy Town Clerk.



 <p>Somerset Council</p>	<p>Parish: West Crewkerne District: South Somerset Date: 01/04/2025 Drawing No: H 12-20 25 Drawn By: MHardw ill Centre Grid Ref: 344223, 108345 Scale: 1:2,500</p>	<p>Definitive Footpath </p> <p>Proposed Stopping Up (shown A-B-C-D) </p> <p>Alternative Route (shown A-E-F-G-H-D) </p>	<p>The Council can accept no responsibility for any error or inaccuracy which may arise from the transposition of the Rights of Way Definitive Map to a different scale. For reference purposes only. No further copies to be made. © Crown copyright and database rights 2025 Ordnance Survey AC0000861332. Additional Information © Somerset Council</p>
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Report subject	Volunteer Highway Maintenance Scheme
Committee name	Planning & Highways Committee
Meeting date	Monday 14 th July 2025
Report author	Gemma Hughes, Deputy Town Clerk
Report contact details	deputyclerk@crewkerne-tc.gov.uk
Consultees	Somerset Council
Decision required?	Yes

1. Purpose

Somerset Council has introduced a scheme to allow local councils to carry out some basic routine highways maintenance tasks over and above the statutory level of service provided by the Council.

2. Background information

The Council will continue to provide all the same statutory highway maintenance services to ensure the highway network is safe and in appropriate condition. However, local parish, town and city councils may wish to achieve an enhanced level of service in their area through buying additional services through contracts, or undertaking works themselves through a volunteer network. These volunteer works are low-level, low risk activities that would be carried out by people who have been trained in basic highway safety awareness.

The scheme will officially launch later this month, however, links to the licence and training applications are open now.

3. Detailed Consideration

This is low-level, low risk maintenance. Somerset Council continue to have regular grass cutting, and general vegetation clearance and gully-clearing as part of a wider highway maintenance schedule.

Once trained, a volunteer would be able to provide the following maintenance:

- Minor sign maintenance
- Clearing weeds
- Grass cutting
- Hedge cutting
- Cleaning gullies of detritus
- General cleaning and sweeping

- Litter picking

Interested parties would need to contact the Deputy Clerk, register and complete an online Highway Safety Awareness course and read the volunteer training handbook.

[\(City, Town and Parish Councils\)](#)

Crewkerne Town Council would need to apply for a licence to undertake highway works on or near the road.

4. Financial implications

An Application for minor works on/adjacent to the public highway (Highways Act 1980, Section 171 Licence) is £270. The fee payable is for each, one-month period to cover administration and site inspection costs. This fee is non-refundable.

5. Recommendation

- | | |
|-----|---|
| 5.1 | It is recommended that Council: |
| a) | NOTES the scheme |
| b) | CONSIDERS whether it would like to participate in the scheme and to delegate the arrangements to the Deputy Clerk. |

	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 July 25: Planning application submitted for consultation	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	Network Rail/SCC Footpaths officer. NMA refused Jan 23.	Ongoing

			neighbouring Parish. June 25: Awaiting result of the Tilia appeal July 25: See agenda item		
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 July 25: Enquired for costs to replant at the same time as removal	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 July 25: Chased	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	Town/Deputy Clerk	Ongoing

			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 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 July 25: Chased	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