

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 February 2026**, 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 \(crewkerne-tc.gov.uk\)](#)).**

Gemma Hughes, Town Clerk (signed on original)
3 February 2026

Agenda

- 072/2526** **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.
- 073/2526** **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.
- 074/2526** **To confirm the minutes of the previous meeting held on 12 January 2026.**

- 075/2526** **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 Chair reserves the right to vary or extend these time limits.
- 076/2526** **To receive the Clerk's update report.**
- 077/2526** **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.
- 078/2526** **To receive planning decision notices from Somerset Council.**
- 079/2526** **Taylor Wimpey:** To receive a verbal update from the Clerk
- 080/2526** **Taylor Wimpey, proposed creation of a wetland:** To consider whether the Council wish to provide follow up comments
- 081/2526** **Minute Correction:** To consider an amendment to the approved minutes of the meeting held on 13 October 2025, to correct the month referenced in the minutes from September to October
- 082/2526** **To receive the updated Action Status Report.**
- 083/2526** **Date of next meeting:** Monday 9th March 2026, 18.45, Council Chamber.

CREWKERNE TOWN COUNCIL
Planning and Highways Committee Meeting
Monday 9th February 2026

New Applications – Somerset Council

- 26/00210/DOC1 **Land Adjacent Cloudshill Hewish Lane, Crewkerne Somerset TA18**
 Discharge of conditions No.05 (Nesting Birds), No.06 (Badgers) and No.16 (Tree Planting Scheme) of planning application 25/01453/S73
- 26/00201/LBC **M & Co 9 Market Street Crewkerne Somerset TA18 7JP**
 Subdivision of a single retail shop unit into three, including reinstatement of the original shop front, along with the conversion of the first floor storage areas into 4 office suites with shared facilities
- 26/00200/FUL **M & Co 9 Market Street Crewkerne Somerset TA18 7JP**
 Subdivision of a single retail shop unit into three, including reinstatement of the original shop front, along with the conversion of the first floor storage areas into 4 office suites with shared facilities

To receive planning decision notices from Somerset Council

- 26/00048/NMA **Land East of Crewkerne between A30 and A356 Yeovil Road, Crewkerne TA18 7HE**
 Non Material Amendment to approved application 23/00006/REM to Substitute the roof tile Redland Fenland Pantile, 39 Farmhouse Red to Redland Grovebury, Farmhouse Red.

APPLICATION PERMITTED

26/00184/DOC1

Holly Tree Farm Longstrings Lane Crewkerne Somerset TA18 7EA

Discharge of Conditions No. 2 (Materials) and No. 3 (Details of External Staircases) of Planning Application 23/02730/REM

CONDITIONS DISCHARGED

25/03000/DOC1

North Street Trading Estate North Street Crewkerne Somerset TA18 7AW

Discharge of Condition No's 11 (Topographical Survey), 27 (Highways), 32 (Bin Stores) and 37 (PV Panels) of planning consent 21/02193/S73A

CONDITIONS DISCHARGED

25/02998/DOC1

Land South of Kithill Crewkerne Somerset

Discharge of Condition No's 07 (archaeological work), 16 (highway works) and 17 (condition survey) of planning consent 18/01737/OUT, Allowed on Appeal 17.06.2020

CONDITIONS N° 07 & 17 DISCHARGED N° 16 REFUSED

25/02397/DOC1

Land South of Crewkerne Key Site Off Station Road Crewkerne Somerset TA18 8AE

Discharge of Conditions No. 3 (Materials), No. 9 (CMP), No. 10 (SUDS), No. 13 (Allocation Certificate), No. 14 (Biodiversity Gain Plan), No. 15 (LEMP), No. 17 (Vegetation Clearance) and No. 18 (BEMP) of Planning Application 24/02059/FUL

CONDITIONS DISCHARGED

25/03015/P3GPA

22 Market Street Crewkerne Somerset TA18 7LA

Prior approval for proposed Change of use from Commercial, Business and Service use (Class E) to mixed use including up to two flats (Class C3); The proposal is to convert the first floor commercial ancillary office and storage space into two new residential flats, whilst retaining the commercial space on the ground floor. There are no proposed alterations to the shop fronts or street scene elevations.

APPLICATION PERMITTED WITH CONDITIONS

25/02993/NMA

North Street Trading Estate North Street Crewkerne Somerset TA18 7AW

Non Material Amendment to approved application 21/02193/S73A for Condition 02 (Approved Plans - minor amendments to the overall layout), Condition 03 (Materials - change to roofing material) and Condition 36 (Boundary Treatments - retaining walls)

APPLICATION PERMITTED

25/02411/FUL

12 Market Street Crewkerne Somerset TA18 7LA

Property repairs including new metal staircase, new flat roof, damp proof works, external roof repairs, external boundary repairs, window & fascia alterations, external lime render repairs and breathable paint works.

APPLICATION PERMITTED WITH CONDITIONS

25/02412/LBC

12 Market Street Crewkerne Somerset TA18 7LA

Property repairs including new metal staircase, new flat roof, damp proof works, external roof repairs, external boundary repairs, window & fascia alterations, external lime render repairs and breathable paint works.

APPLICATION PERMITTED WITH CONDITIONS

25/03009/HOU

Tamarisks 20A Lyme Road Crewkerne Somerset TA18 8HF

Demolition of the existing rear extension, with a replacement enlarged single-storey rear extension and replacement rear windows on the first floor

APPLICATION PERMITTED WITH CONDITIONS

25/02972/TCA

40 East Street Crewkerne Somerset TA18 7AG

Notification of intent to fell No.01 Leyland Cypress (T1) to ground level and remove all arisings.

APPLICATION PERMITTED

25/02852/DOC1

Southern Phase Of Crewkerne Key Site Off Station Road Crewkerne Somerset

Discharge of Condition no 16 (Bat and Artificial Lighting) of planning application 24/02059/FUL

CONDITIONS DISCHARGED

25/00518/TCA

Orchard House Orchard Lane Crewkerne Somerset TA18 7AF

Notification of intent to carry out Tree Surgery Works to No. 3 Trees within a Conservation Area. T1: Norway maple to remove all major dead wood and raise the crown over the path by 1.5m. T2: Bay to reduce the overall crown by up to 3m to previous points. T3: Cherry to reduce the overall crown by up to 2m to previous points.

APPLICATION PERMITTED

26/00184/DOC1

Holly Tree Farm Longstrings Lane Crewkerne Somerset TA18 7EA

Discharge of Conditions No. 2 (Materials) and No. 3 (Details of External Staircases) of Planning Application 23/02730/REM.

CONDITIONS DISCHARGED

Report subject	Taylor Wimpey, proposed creation of a wetland
Committee name	Planning & Highways Committee
Meeting date	Monday 9 th February 2026
Report author	Gemma Hughes, Town Clerk
Report contact details	townclerk@crewkerne-tc.gov.uk
Consultees	Somerset Council
Decision required?	Yes

1. Purpose

1.1 To consider whether the Town Council wishes to provide follow-up consultation comments in respect of planning application **25/01693/FUL – Land at 340617 109612, Higher Easthams Lane, Crewkerne, Somerset**, for the creation of a wetland with associated development including construction of an in-take/out-take to the Viney Brook, earthworks, landscaping, and excavation of land; and

1.2 To consider the submission of a duplicate planning application, **25/02981/FUL – Land at 340617 109612, Higher Easthams Lane, Crewkerne, Somerset**, which seeks permission for the same proposed development.

2. Background information

2.1 In August 2025, the Town Council commented on planning application **25/01693/FUL** raising concerns regarding the future ownership and ongoing maintenance of the proposed wetland, and questioning whether water volumes within the stream would remain sufficient during prolonged periods of dry weather. At that time, the Town Council supported the proposal in principle. However, this support was given on the understanding that long-term management and maintenance of the site would be secured through appropriate legal mechanisms.

2.2 The application was initially recommended for conditional approval, subject to the completion of a Section 106 legal agreement to secure, amongst other matters, a Habitat Management and Monitoring Plan (HMMP). Subsequently, the applicant has declined to provide a draft HMMP as part of the application process.

3. Detailed Consideration

3.1 Somerset Council's Principal Planning Officer has advised that the proposal was intended to function as a Biodiversity Gain Site (habitat bank) and therefore sought exemption from the statutory 10% Biodiversity Net Gain (BNG) requirement under Schedule 7A of the Town and Country Planning Act 1990.

However, Somerset Council's position is that, for a site to be treated as a Biodiversity Gain Site, it must follow the County's established habitat bank process. This requires submission of a sufficiently detailed draft HMMP at the application stage to demonstrate that the proposed habitats can be delivered, managed, and monitored for a minimum 30-year period, and to enable the Section 106 agreement to be properly drafted.

3.2 In the absence of a draft HMMP:

- The proposal cannot be confirmed as a Biodiversity Gain Site.
- The statutory BNG requirement therefore applies.
- The submitted BNG information is not compliant with the requirements for a BNG-liable development.
- The application fails to demonstrate compliance with the Environment Act 2021, Schedule 7A of the Town and Country Planning Act 1990, and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Somerset Council has made clear that a finalised HMMP is not required at this stage; however, a draft HMMP is essential to demonstrate deliverability and to secure long-term management through a Section 106 agreement. A duplicate application, 25/02981/FUL, has now been submitted for the same proposal. Councillors should note that the absence of an HMMP remains a material consideration when commenting on this application.

4. Financial implications

n/a

5. Council Action Plan objectives supported

n/a

6. Recommendation

- 6.1. It is recommended that the Council:
- a) **Notes** the position of Somerset Council that, in the absence of a draft Habitat Management and Monitoring Plan, the proposed wetland development is unacceptable in planning terms; and
 - b) **Agrees** to submit follow-up consultation comments objecting to applications **25/01693/FUL and 25/02981/FUL** on the grounds that, without a draft HMMP, the proposal fails to demonstrate deliverability, long-term management, and compliance with Biodiversity Net Gain legislation and Somerset Council guidance.

	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 Oct 25: Revised planning application	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 Oct 25: Highways have sent a gully clearance schedule Feb 26: Councillors have been designated specific areas of the town to inspect	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 precondition 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 July 25: Public consultation undertaken. Dec 25: Tilia application now approved. Network Rail at the Henhayes Centre on 28 th Jan from 10.30 to discuss the proposal.	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 July 25: Overgrown vegetation now causing an obstruction to the pavement. Highways will serve a notice on the property owner.	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 Aug 25: No response received Oct 25: The tree has been cut down. Dec 25: New tree officer in place, MB to ask for quotation to remove stump and replant.	Town Clerk	Ongoing
Dec 22	Faded road markings – zebra crossing outside Waitrose/Library also	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	Deputy Clerk	Ongoing

	junction of Wynnstay with North Street.		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: Waitrose had some outstanding matters with SC that had to be resolved before reviewing the crossing. Feb 26: Chased again		
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 are being used for household waste – this reported at the time.	Town/Deputy Clerk	Ongoing
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 Oct 25: No reply from the SC officer	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 Oct 25: Beechwood Drive and Kithill installed. Thomson Drive is awaiting Highways approval. Nov 25: It is not possible to install one at Thomson Drive at the top of the hill as there is no grass verge available	Deputy Clerk	Ongoing
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