

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 11<sup>th</sup> May 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: [Crewkerne Town Council - YouTube](#)
- 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](#))
- 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-2025.pdf](#))

Gemma Hughes PSLCC, Town Clerk (signed on original)  
5 May 2026

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## Agenda

- 084/2526**      **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.
- 085/2627**      **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.
- 086/2627**      **To confirm the minutes of the previous meeting held on 9 February 2026.**
- 087/2627**      **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.

- 088/2627** To receive the Clerk's update report.
- 089/2627** 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.
- 090/2627** To receive planning decision notices from Somerset Council.
- 091/2627** To note an Enhanced Highways Maintenance Scheme from Somerset Council
- 092/2627** Taylor Wimpey: To receive a verbal update from the Clerk
- 093/2627** To receive the updated Action Status Report.
- 094/2627** Date of next meeting: Monday 8<sup>th</sup> June 2026, 18.45, Council Chamber.

**CREWKERNE TOWN COUNCIL**  
**Planning and Highways Committee Meeting**  
**Monday 11<sup>th</sup> May 2026**

**New Applications – Somerset Council**

- 26/00693/FUL **North Street Trading Estate North Street Crewkerne Somerset TA18 7AW**  
Public realm artwork installation
- 26/00894/DOC1 **Land Adjacent Cloudshill Hewish Lane Crewkerne Somerset**  
Discharge of Condition No. 4 (External Lighting) and No. 12 (Materials) of Planning Application 25/01453/S73  
  
NOTIFICATION ONLY
- 26/00733/DOC1 **Land South Of Crewkerne Key Site Off Station Road Crewkerne Somerset TA18 8AE**  
Discharge of condition No.10 (Sustainable Surface Water Drainage Scheme) of planning application 24/02059/FUL  
  
NOTIFICATION ONLY
- 26/00936/HOU **26 Court Barton Crewkerne Somerset TA18 7HP**  
Proposed Rear First Floor Extension. Replacement door and windows to front elevation
- 26/00710/FUL **Former Denholm Industrial Services Blacknell Lane Crewkerne Somerset TA18 7HE**  
Erection of steel framed and plastisol coated profiled steel cladded storage building.

**To receive planning decision notices from Somerset Council**

- 26/00766/TCA **Poples End, Poples Well Crewkerne TA18 7ES**  
Notification of intent to Fell No. 1 Tree within a Conservation Area. T1 - Larch, it is not in good health. Branches have been dying and dropping off for two or three years. Fell and plant a new larch.

NOTIFICATION ONLY

26/00369/TCA

**33 Lyme Road Crewkerne Somerset TA18 8HE**

Notification of intent to Fell No. 1 Tree within a Conservation Area.

T1 - Norway maple, it has become very large with branches growing over the footpath at the rear and over into the garden of a neighbouring property. I would like to fell the tree to avoid future issues again. The tree is touching the fencing, so is not in an ideal location.

26/00256/TPO

**5 Alder Grove Crewkerne Somerset TA18 7DJ**

Application to carry out Tree Surgery works to No. 1 Tree as shown within the South Somerset District Council (CREW 1) 2007 Tree Preservation Order.

T1 - Fraxinus Excelsior - Pollard to Approx 3M from ground level due to Hymenoscyphus Fraxineus.

APPLICATION REFUSED

24/00735/OUT

**Land Off Longstrings Lane Broadshard Road Crewkerne**

Outline application with some matters reserved for the erection of 2 No. dwellings with access and landscaping.

ALLOWED SUBJECT TO CONDITIONS

26/00676/HOU

**1 Bushfield Road, Crewkerne TA18 8HL**

To remove existing lean-to roof, conservatory, garage, shower room and shed and erect new single storey side and rear extension.

APPLICATION APPROVED

26/00435/REM

**Unit 3 Holly Tree Farm Longstrings Lane Crewkerne Somerset TA18 7EA**

Reserved Matters Application for the approval of Appearance, Landscaping, Layout and Scale for the erection of 1 self-build dwelling (Unit 3, Phase One) following outline approval 24/00735/OUT; Erection of 2 No. dwellings with access and landscaping, allowed on Appeal with modifications

APPLICATION PREMITTED WITH CONDITIONS

26/00436/REM

**Unit 4 Holly Tree Farm Longstrings Lane Crewkerne Somerset TA18 7EA**

Reserved Matters Application for the approval of Appearance, Landscaping, Layout and Scale for the erection of 1 self-build dwelling (Unit 4, Phase Two) following outline approval 24/00735/OUT; Erection of 2 No. dwellings with access and landscaping, allowed on Appeal with modifications

APPLICATION PREMITTED WITH CONDITIONS

26/00962/TCA

**The Orchards Orchard Lane Crewkerne Somerset TA18 7AF**

Notification of intent to carry out Tree Surgery works to No. 1 Tree within a Conservation Area. T1 Robinia pseudo acacia; carry out the removal of mistletoe, dead, diseased, damaged and defected limbs, carry out a 10% crown thin. Safety prune is required to remove the risk of further limbs falling. To reduce risk of weighted branches especially over the Orchard Lane. To promote vigour and good health.

NOTIFICATION ONLY

<b>Report subject</b>	<b>Enhanced Highways Maintenance Scheme</b>
<b>Committee name</b>	Planning & Highways Committee
<b>Meeting date</b>	Monday 11 <sup>th</sup> May 2026
<b>Report author</b>	Shaheda Syeda Bowen, Deputy Town Clerk
<b>Report contact details</b>	<a href="mailto:DeputyClerk@crewkerne-tc.gov.uk">DeputyClerk@crewkerne-tc.gov.uk</a>

**1. Purpose**

To provide a clear overview of the updated Enhanced Highways Maintenance Scheme and how City, Town and Parish Councils can fund and request additional highway works.

**2. Background information**

Following a successful pilot, Somerset Council will continue the scheme allowing local councils to fund extra maintenance. New processes and tools have been introduced to simplify requests and improve visibility of planned works. Somerset Council is also investing an extra £5million in routine highway maintenance over three years, with £2million of this allocated initially.

A new online map has been introduced to help councils see what highway works are already planned in our area. It includes details of resurfacing, drainage, verge cutting and gully emptying schedules; to help councils avoid duplicating work and better plan any additional requests.

The updated scheme provides a more straightforward process and better visibility of planned works, enabling Crewkerne Town Council to effectively plan and fund additional highway maintenance in their areas

**3. Detailed Consideration**

The process has been simplified into the following steps:

- 3.1. Raise the request at a Local Community Network (LCN) meeting with the Local Highways Officer.
- 3.2. The Highways Officer will advise whether the request is suitable for the scheme.
- 3.3. If supported, complete a request form and submit it to Somerset Council via email.
- 3.4. Somerset Council will obtain a quote, usually through their contractor Kier.
- 3.5. The council reviews the quote and decides whether to proceed. Payment is made to Somerset Council if approved.
- 3.6. Somerset Council coordinates the work with the contractor and the local council.

**4. Financial implications**

If using your own contractor, steps 3.1–3.3 still apply. A Section 171 licence is required, but the usual £270 fee will be waived.

**5. Council Action Plan objectives supported**

N/A

**6. Recommendation**

8.1. It is recommended that the Council:

Read and note the updated Somerset Council scheme

## **TAYLOR WIMPEY UPDATE**

23/00007/REM

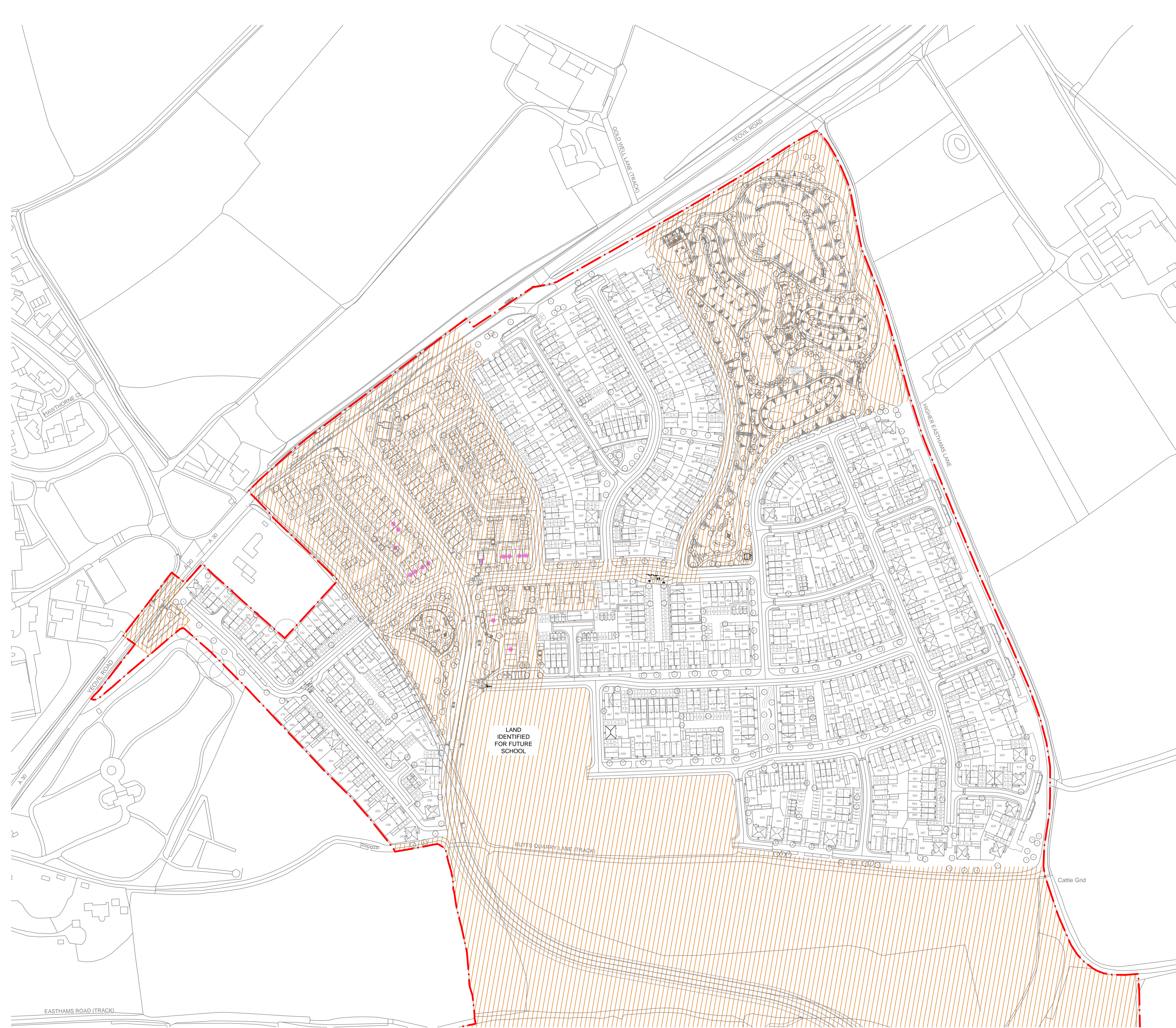
### **Crewkerne Key Site 1 Land East Of Crewkerne Between A30 And A356 Yeovil Road Crewkerne Somerset TA18 7HE**

Approval of reserved matters for appearance, landscaping, layout and scale for 525 dwellings and associated development following outline approval of 05/00661/OUT (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) as amended by 19/03482/S73 and 21/03005/S73.

For some context, the revised layout plan is attached. The areas hatched in orange are already approved under an early planning consent. The areas being considered under the application are not hatched (i.e. shown in black and white).

The following amendments have been made to the scheme:

- Reduction in formal road structure along site edges, with these routes amended to private drives in order to reinforce the intended character areas at the perimeter of the site.
- Redesign of the through-route mews areas to regularise the layout and create improved spaces and gardens for future residents.
- Introduction of new house types, including the EMA35, a semi-detached/detached three-bedroom dwelling to increase variety within the three-bed mix, and the EMT45, which provides dual frontages suitable for key corner plots.
- Removal of the 5 bed homes, to align with the sales experience we have received on the site to date.
- Introduction of a wider variety of roof forms, including hipped and gable-fronted roofs, to strengthen character areas and enhance variety within the streetscape.
- Review of corner plots across the site to ensure dual-fronted house types are used to maximise the prominence of key corners within the layout. House types typically used on corners include EMT31/32, EMT41/42, and EMT45.
- Review of external materials across the site, to emphasis key plots and corner locations in order to reinforce character.
- Update to window details on the majority of house types to ensure compliance with current Part O Building Regulations requirements.
- Review of parking provision across the site. The updated parking schedule confirms that Phase 2B (excluding the 2A area) complies with the relevant parking standards for the area.
- Updates to the hard and soft landscape drawings to reflect the revised layout and the detailed levels review prepared by AWP.



PHASE 2B SCHEDULE

OPEN MARKET

Type	Bed	Areas (sqft)	TOTAL	Total (sqft)
Flats in Block	2	753.5	6	4,520.88
EMT21 FOG	2	725.0	16	11,599.2864
EMA21	2	691.5	82	56,701.308
EMB31	3	1140.2	9	10,262.07468
EMA31	3	799.0	48	38,352.00000
EMA33	3	971.6	130	126,302.62320
EMA35	3	1021.0	24	24,504.00
EMT32	3	1057.9	7	7,405.20144
EMT31	3	1057.8	32	33,848.90496
EMC31	3	1276.1	4	5,104.2888
EMA43	4	1251.7	39	48,818.0768
EMA46	4	1374.5	26	35,735.83416
EMA48	4	1463.9	17	24,886.368
EMT41	4	1251.7	35	43,811.09460
EMT42	4	1251.7	4	5,006.98224
EMT45	4	1450.0	13	18,850.00
EMB51	5	1671.6	0	0.00
<b>Total</b>			<b>492</b>	<b>495,708.9228</b>

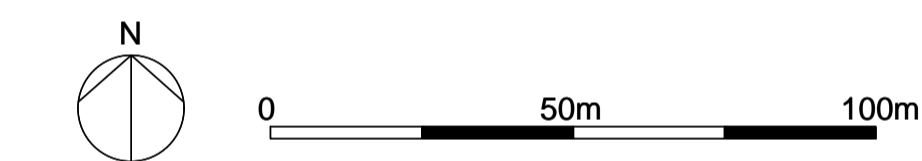
S106 AFFORDABLE

Type	Bed	Areas (sqft)	Number	
Flats over Local Centre	1	538.2	16	8,611.2
Flats in Block	2	753.5	6	4,520.88
FOG (EMT21)	2	725.0	1	724.9554
2 Bed (EMA22)	2	777.7	7	5,443.893
3 Bed (EMA33)	3	971.6	2	1,943.11728
3 Bed (EMT31)	3	1057.8	1	1,057.77828
<b>Total</b>			<b>33</b>	<b>22,301.82396</b>

Total Houses 525 518,010.75

KEY

- PHASE 2B
- PHASE 2A AREA (ALREADY APPROVED: REF - 23/00006/REM)



REV	DATE	COMMENTS	AUTHOR / CHECKED
P7	18.03.28	LAYOUT UPDATES TO ACCOMMODATE LPA COMMENTS, DETAILED LEVELS UPDATES AND MINOR AMENDMENTS TO MFL	AS / NM
P6	18.12.25	LAYOUT UPDATES TO REMOVE EMB51 HOUSING TYPES, AND INTRODUCE EMT45, EMA31 AND EMA 35 TYPES. GENERAL LAYOUT UPDATES TO REDUCE NEAR PARKING COURTS AND REDUCTION IN ADOPTABLE HIGHWAY SPACES ACROSS PHASE 2A AND 2B	AS / NM
P5	01.08.23	LAYOUT UPDATED TO PROVIDE ADDITIONAL PARKING SPACES ACROSS PHASE 2A AND 2B	AS / PO
P4	30.06.23	LAYOUT UPDATED IN LINE WITH CONSULTEE COMMENTS FOR PH2A ONLY. ISSUE FOR PLANNING	AS / PO
P3	19.01.23	MINOR LAYOUT UPDATES - ISSUE FOR PLANNING	AS / PO
P2	02.12.22	MINOR LAYOUT UPDATES - ISSUE FOR PLANNING	AS / PO
P1	25.11.22	ISSUE FOR PLANNING	AS / PO

PROJECT TITLE  
**Crewkerne**

DETAIL  
**Site Layout Plan - Phase 2B (including roof plan)**

DRAWING NUMBER  
PROJECT ORIGINATOR: ZONE-LEVEL-TYPE-ROLE-NUMBER  
**CKN2 - LHC - 2B - 00 - DR - UD - L0201**

STATUS  
**D0 FOR PLANNING**

REVISION  
**P7 NOV 22 SCALE 1:1250 @A1**

CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE - ONLY FIGURED DIMENSIONS ARE TO BE WORKED FROM - DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING @ THIS DRAWING IS COPYRIGHT  
LHC PROJECT NUMBER  
**20155**

**lhcdesign**

EXETER 01392 444234  
PLYMOUTH 01752 666969  
ST AUUSTRELL 01726 213435  
lhcd.net

	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. Apr 26: SC approved 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. May 26: SC send out Verge Maintenance Schedule	Deputy Clerk/Highways	Ongoing

<b>Dec-20</b>	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. Jan 26: Network Rail at the Henhayes Centre on 28 <sup>th</sup> Jan from 10.30 to discuss the proposal.	Network Rail/SCC Footpaths officer. NMA refused Jan 23.	Ongoing
<b>Aug-21</b>	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?
<b>Oct 22</b>	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
<b>Dec 22</b>	Faded road markings – zebra crossing outside Waitrose/Library also	Responsibility – SC?	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	Deputy Clerk	Ongoing

	junction of Wynnstay with North Street.	Responsibility – Private ownership?	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: Waitrose had some outstanding matters with SC that had to be resolved before reviewing the crossing. Feb 26: Chased again. Car park works, walkway and crossing repainting now complete.		
<b>Mar 23</b>	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
<b>Jun 23</b>	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
<b>Jun 23</b>	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
<b>Sept 23</b>	High walls around Rose Lane	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	Deputy Clerk	Ongoing

	deteriorating – debris over road		update June 25: Chased with Highways but nothing to report July 25: Chased Oct 25: No reply from the SC officer.		
<b>Feb 25</b>	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