

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 13th October 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-7L4Oncli2Gtz7tCg>.
- 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)

7 October 2025

Agenda

- 039/2526 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.
- 040/2526 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.
- 041/2526 To confirm the minutes of the previous meeting held on 8 September 2025.**
- 042/2526 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.

- 043/2526** **To receive the Clerk's update report.**
- 044/2526** **To consider Planning Applications and Appeals 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.
- 045/2526** **To receive planning decision notices from Somerset Council.**
- 046/2626** **Parking consultation:** To consider a response to Somerset Council's consultation on Sunday parking charges
- 047/2526** **To consider the visual appearance of the town:** To discuss ways to improve the overall appearance of Crewkerne.
- 048/2526** **To receive the updated Action Status Report.**
- 049/2526** **Date of next meeting:** Monday 10th November 2025, 18.45, Council Chamber.

CREWKERNE TOWN COUNCIL
Planning and Highways Committee Meeting
Monday 13th October 2025

New Applications – Somerset Council

- 25/02044/OUT** **Land Off Station Road Crewkerne Somerset TA18 8AL**
Outline planning application with all matters reserved save for access for the proposed development of up to 325 dwellings, a mobility hub with additional train station car parking and Class E floor space, and associated infrastructure.
- 25/01470/FUL** **Former Miller's Garage And Field To Rear (south) Of Nos. 20-42A East Street Crewkerne Somerset TA18 7AG**
Revised Plans - Demolition of existing showroom building at Miller's Garage, formation of a 69 space public car park, erection of 44 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
- 25/02240/HOU** **89 Hermitage Street Crewkerne Somerset TA18 8EX**
Conversion and extension to existing garage and addition of a rooflight to utility
- 25/02241/LBC** **89 Hermitage Street Crewkerne Somerset TA18 8EX**
Conversion and extension to existing garage and addition of a rooflight to utility
- 25/02401/TPO** **Merefield House 17 East Street Crewkerne Somerset TA18 7AG**
Notification only - Application to carry out Tree Surgery Works to No. 1 Tree as shown within the South Somerset District Council (CREW 1) 1993 Tree Preservation Order. T1 - Yew - Reduce in garden side to allow more light into garden.

- 25/02195/DOC1 **Crewkerne Key Site 1 Land East Of Crewkerne Between A30 And A356 Yeovil Road
Crewkerne Somerset TA18 7HE**
Notification only - Discharge of Condition No. 5 (Nutrient Neutrality) of Planning Application 23/00006/REM.
- 25/02397/DOC1 **Land South Of Crewkerne Key Site Off Station Road Crewkerne Somerset TA18 8AE**
Notification only - 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.

Planning Appeal – Somerset Council

- APP/E3335/W/
25/3373197 **Land Off Longstrings Lane Broadshard Road Crewkerne Somerset**
Appeal in Respect of Application Decision Reference 24/00735/OUT
Outline application with some matters reserved for the erection of 2 No. dwellings with access and landscaping.
APPEAL TYPE: Written Representation

To receive planning decision notices from Somerset Council

- 25/01453/S73 **Land Adjacent Cloudshill Hewish Lane Crewkerne Somerset**
S73 Application to vary Condition 2 (approved plans) to allow enlargement and repositioning of garage further from dwelling; to remove Condition 16 (copper beech tree); and to vary Condition 17 to remove the reference to Beech Tree T001 (tree protection measures), of planning consent 24/01412/FUL - Erection of a single two storey detached dwelling.

APPROVED
- 25/01371/COU **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).

APPROVED
- 25/02195/DOC1 **Crewkerne Key Site 1 Land East Of Crewkerne Between A30 And A356 Yeovil Road
Crewkerne Somerset TA18 7HE**
Notification only - Discharge of Condition No. 5 (Nutrient Neutrality) of Planning Application 23/00006/REM.

UNKNOWN
- 25/01971/TCA **23 East Street Crewkerne Somerset TA18 7AG**
Notification of intent to Fell No 2 Trees and Carry Out Tree Surgery Works to No. 2 Trees within a Conservation Area. T1 - Leyland Cypress - Fell to ground level and remove all arisings T2 & T3 - Ash - Crown Reduction - Reducing the height and spread of the tree by up to 4 metres T4 - Scotts pine - Fell to ground level and remove all arisings Amended Specification Received 07.08.25 - Fell No. 3 Trees and carry out tree surgery works to No. 2 Trees within a Conservation Area. T5 - Scotts Pine Fell to ground level.

DECIDED
- 25/02256/NMA **Crewkerne Key Site 1 Land East Of Crewkerne Between A30 And A356 Yeovil Road
Crewkerne Somerset TA18 7HE**
Non Material Amendment to approved application 23/00006/REM to simply rotate Plot 125 so that it fronts onto the highway

APPLICATION PERMITTED

25/02131/P3MA

27 South Street Crewkerne Somerset TA18 8DA

Prior approval for the change of use and conversion from commercial, business and service use (Class E) into 1 No. dwelling (Class C3)

APPLICATION PERMITTED WITH CONDITIONS

25/02078/TCA

Old Bincombe Poples Well Crewkerne Somerset TA18 7ES

Notification of intent to carry out Tree Surgery Works to No. 1 Tree within a Conservation Area. T1 Western Red Cedar - Shorten large side stem on West side at 6m above ground level to leave at 1.5m from main stem Reason - Tree leaning over neighbours drive/house stem showing signs of stress cracking close to main stem union.

APPLICATION PERMITTED

Report subject	To consider a response to Somerset Council's consultation on Sunday parking charges
Committee name	Planning and Highways Committee
Meeting date	Monday 13 th October 2025
Report author	Gemma Hughes, Town Clerk & RFO
Report contact details	townclerk@crewkerne-tc.gov.uk
Consultees	Somerset Council
Decision required?	Yes

1. Purpose

- 1.1 To inform councillors about the ongoing Somerset Council consultation on introducing Sunday parking charges in Council-run car parks (including Crewkerne), and to consider the implications and our response; see Appendix A. (somersetcouncil.citizenspace.com)

2. Background information

- 2.1 Somerset Council is consulting on proposals to introduce Sunday parking charges across its car parks county-wide.
- 2.2 The consultation runs from 8 September to 20 October 2025.
- 2.3 At present, Sunday parking is free in many locations including Crewkerne, whereas other locations already have Sunday charges (e.g. Watchet, Minehead, Wells, Glastonbury, Frome, Cheddar and Williton)
- 2.4 The stated aims are to standardise parking charges across Somerset, reduce perceived unfairness of free versus paid Sundays, ensure the parking service remains self-funded (covering staffing, enforcement, maintenance), and support fair usage of parking spaces.
- 2.5 Blue Badge holders would be treated equivalently to current Saturday charges (i.e. if they currently pay on Saturdays, they would pay on Sundays under the proposals).

3. Detailed Consideration

- 3.1 Pros / Arguments in favour
- Equity and consistency: A uniform policy prevents cross-subsidy whereby drivers in paid areas effectively subsidise those in 'free Sunday' towns.
 - Revenue support: Helps ensure parking services remain financially viable and self-funded, allowing ongoing maintenance, enforcement, and improvements.

- Behavioural impact: May encourage use of alternative transport or reduce unnecessary car movements on Sundays, supporting sustainability goals.
- Local control and engagement: The consultation process allows local input and may enable tailoring of exemptions, discounts or mitigations for certain users or times.

3.2 Cons / Risks / Challenges

- Public resistance / backlash: Residents, businesses or visitors may strongly oppose added costs, particularly for weekend leisure trips or churchgoers.
- Impact on town centre footfall: There is a risk that charging Sundays might deter visitors and reduce spending in local shops, especially on weekend trade.
- Administrative and enforcement burden: Applying, enforcing and managing Sunday charging (e.g. signage changes, staffing) may incur costs or complexity for Somerset Council.
- Equity for vulnerable users: Some users (e.g. low income, disabled) may be disproportionately affected by new charges.
- Impact on Blue Badge / special groups: Even parity with Saturday charges may be seen as unfair in some locations; some may expect free parking for such categories on Sundays.
- Competition from free parking elsewhere: If nearby areas remain free, some drivers may divert to those, reducing local parking revenue or creating displacement issues.

4. Financial implications

- 4.1 As owners of the Henhayes Car Park, Crewkerne Town Council currently receives 50% of the car park income. Therefore, the introduction of Sunday charging could provide a modest increase in revenue to the Council, depending on usage levels.
- 4.2 The net additional income will depend on how many motorists continue to use the car park on Sundays once charges are applied, as well as any associated administrative costs.
- 4.3 There is a risk that reduced usage (if people avoid driving on Sundays) may offset some of the projected revenue.

5. Equalities considerations

- 5.1 The change may disproportionately impact lower-income residents or those reliant on private transport (e.g. in areas with limited public transport).
- 5.2 Blue Badge holders: under the proposals they would be treated same as Saturday charges if they currently pay Saturdays, but equality concerns may arise if this is seen as inequitable.
- 5.3 The council's response should flag potential inequalities and mitigation measures.

5.4 Consider access for religious, cultural, or community activities on Sundays, which are more prevalent for some groups.

6. Crime and Disorder considerations

6.1 Implementing Sunday charges may increase enforcement presence on Sundays, which might deter vandalism, misuse or anti-social behaviour in car parks.

6.2 Conversely, increased visits or turnover might raise risks of theft, vehicle break-ins or parking disputes.

6.3 The enforcement regime needs to be fair and transparent to avoid conflict or disputes.

7. Council Action Plan objectives supported

n/a

8. Recommendation

8.1. It is recommended that Councillors:

- a) **NOTE** the details of Somerset Council's consultation on proposed Sunday parking charges (consultation link: <https://somersetcouncil.citizenspace.com/parking/copy-of-consultation/>).
- b) **AGREE** that the Town Council submit a response to the consultation, reflecting local views and priorities.

1. Which of these locations do you currently park in on Sundays?

- ☐ Bridgwater
- ☐ Bruton
- ☐ Burnham-on-Sea
- ☐ Castle Cary
- ☐ Chard
- ☐ Cheddar
- ☐ Crewkerne
- ☐ Dulverton
- ☐ Dunster
- ☐ Frome
- ☐ Glastonbury
- ☐ Highbridge
- ☐ Ilminster
- ☐ Langport
- ☐ Martock
- ☐ Milborne Port
- ☐ Minehead
- ☐ Porlock
- ☐ Shepton Mallet
- ☐ Somerton
- ☐ South Petherton
- ☐ Street
- ☐ Taunton
- ☐ Watchet
- ☐ Wellington
- ☐ Wells
- ☐ Williton
- ☐ Wincanton
- ☐ Yeovil
- ☐ None of the above

View the proposed changes for each carpark

1. Please select a location to view the proposed changes.

You will have the opportunity to return to this page to view other locations.

- ☐ Bridgwater
- ☐ Bruton
- ☐ Burnham-on-Sea
- ☐ Castle Cary
- ☐ Chard
- ☐ Cheddar
- ☐ Crewkerne
- ☐ Dulverton
- ☐ Dunster
- ☐ Frome
- ☐ Glastonbury
- ☐ Highbridge
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- ☐ Shepton Mallet
- ☐ Somerton
- ☐ South Petherton
- ☐ Street
- ☐ Taunton
- ☐ Watchet
- ☐ Wellington
- ☐ Wells
- ☐ Williton

Crewkerne

Area	Current Charging Structure	Proposed Charging Structure
Crewkerne	Hourly charges apply from Monday to Saturday	The existing Monday to Saturday charges will now apply Monday to Sunday

1. Would you like to view the proposals for another location in Somerset?

- ☐ Yes
- ☐ No

About you

1. Who are you responding as?

(Required)

- ☐ A Somerset resident
- ☐ A visitor to Somerset
- ☐ On behalf of an organisation/business

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Business/Organisation

1. What is the nature of your business or organisation?

- ☐ Retail and commercial
- ☐ Food and hospitality
- ☐ Health and wellbeing
- ☐ Arts, culture and leisure
- ☐ Business and enterprise
- ☐ Voluntary, community and faith
- ☐ Other

If you selected other, please tell us more

2. What size is your business or organisation?

- ☐ Micro Enterprise (up to 9 or 10 employees)
- ☐ Small Enterprise (between 10 and 49 employees)
- ☐ Medium-sized Enterprise (between 50 to 249 people)
- ☐ Large Enterprise (has 250 or more employees)

3. In which area is your business or organisation located?

- ☐ Bridgwater
- ☐ Burnham
- ☐ Chard
- ☐ Cheddar
- ☐ Crewkerne

☐ None of the above

If you selected none of the above, please tell us where it is located.

4. Do you, your customers, visitors or staff currently use any of the affected Council-owned car parks?

- ☐ Yes
- ☐ No
- ☐ Don't Know

5. Thinking about the area or specific Council-owned car park closest to where your business or organisation is located, is it currently free to park there on a Sunday?

- ☐ Yes
- ☐ No
- ☐ Don't know
- ☐ Not applicable

6. Do your customers or visitors find it difficult to find a space to park in Council-owned car parks?

- ☐ Yes
- ☐ No
- ☐ Don't Know

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Business/Organisation - Sunday Parking

1. What impact do you think parking availability has on your business or organisation on Sundays?

- ☐ Very high
- ☐ High
- ☐ Moderate
- ☐ Low
- ☐ Very low
- ☐ None

2. Do you think introducing hourly Sunday parking charges would be likely to free up car parking spaces by encouraging shorter stays?

- ☐ Yes
- ☐ No
- ☐ Don't Know

3. If a charge was introduced to park in Council-owned car parks on a Sunday what would the impact be on your business or organisation? (If you have any evidence to support this please send it to consultations1@somerset.gov.uk)

- ☐ No Impact

Parking Arrangements

1. Would you support more consistency in parking arrangements across Somerset towns?

- ☐ Yes
- ☐ No
- ☐ Don't Know

2. Do you agree that these proposals would make parking arrangements across Somerset towns more consistent?

- ☐ Yes
- ☐ No
- ☐ Don't Know

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Further Comments

1. Are there any further comments you wish to add about these proposals?

Do you support these proposals?

1. To what extent do you agree or disagree with these proposals overall?

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree

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Traffic Order - the legal process

Somerset Council will take account of all the feedback we receive as part of this consultation, both positive and negative, before deciding whether to implement these proposals.

There is also a legal process we need to follow known as a Traffic Regulation Order (TRO) before any changes can be made. As part of this process, anyone who makes a formal objection to a TRO is entitled to request a written response.

If you would like to make a formal objection we will need your name and address, these can be submitted on the following page.

1. Would you like your responses to be considered as a formal objection to the proposed traffic orders?

(Required)

- ☐ Yes
- ☐ No

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	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	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 July 25: Public consultation undertaken.	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	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	Town Clerk	Ongoing

			via the website – investigating ownership July 25: Waitrose had some outstanding matters with SC that had to be resolved before reviewing the crossing. These have now been resolved.		
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 is 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	Deputy Clerk	Ongoing

			Oct 25: Beechwood Drive and Kithill installed. Thomson Drive is awaiting Highways approval.		
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