

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 8th September 2025**, starting at 18.45, in the Oak Room, 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 \(crewkerne-tc.gov.uk\)](#)).

Gemma Hughes, Acting Town Clerk (signed on original)
2 September 2025

Agenda

- 029/2526** **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.
- 030/2526** **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.
- 031/2526** **To confirm the minutes of the previous meeting held on 14 July 2025.**
- 032/2526** **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
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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.

- 033/2526** To receive the Clerk's update report.
- 034/2526** 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.
- 035/2526** To receive planning decision notices from Somerset Council.
- 036/2526** To receive the updated Action Status Report.
- 037/2526** To receive a report from the Neighbourhood Plan Steering Group.
- 038/2526** Date of next meeting: Monday 13th October 2025, 18.45, Council Chamber.

CREWKERNE TOWN COUNCIL
Planning and Highways Committee Meeting
Monday 8th September 2025

New Applications – Somerset Council

- 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
- 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.
- 25/01865/TCA** **5 Lyme Road Crewkerne Somerset TA18 8HE**
Notification of intent to carry out tree surgery works within a Conservation Area to No. 1 Conifer (T1) topping required to prevent contact with overhead power lines, No. 1 Hazel (T2) topping to prevent contact with telephone wires, No. 1 Damson (T3) trimming of branches overhanging pond and No. 1 Leylandii (T4) topping and thinning to prevent storm damage and contact with guttering.
- 25/02131/P3MA** **27 South Street Crewkerne Somerset TA18 8DA**
Notification only - Prior approval for the change of use and conversion from commercial, business and service use (Class E) into 1 No. dwelling (Class C3)

To receive planning decision notices from Somerset Council

- 25/01660/AGN** **Land Adjoining Curriot Hill Farm 49 Barn Close Crewkerne Somerset TA18 8BN**

Notification of intent for the formation of an access track from a new site entrance.

DECIDED – PERMISSION NOT REQUIRED

24/00735/OUT

Land Off Longstrings Lane Broadshard Road Crewkerne Somerset

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

APPROVED – APPLICATION PERMITTED WITH CONDITIONS

22/02396/FUL

Land Opposite Westover View Brickyard Lane Crewkerne Somerset TA18 7BA

Erection of one dwelling and associated infrastructure. Detached two storey garage with office space on first floor.

APPROVED – APPLICATION PERMITTED WITH CONDITIONS

25/00132/DOC1

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

Discharge of Condition No.7 (Scheme of tree and hedgerow protection measures) of Planning Application 23/00006/REM

CONDITIONS DISCHARGED

25/00878/NMA

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

Non-Material Amendment to planning permission 21/03005/S73 (as amended by 21/01152/NMA, which amended 19/03482/S73 and 05/00661/OUT) for the realignment of the western footway, minor changes to the layout of the carriageway & removal of two lime trees

DECIDED – APPLICATION PERMITTED

25/00879/NMA

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

Non-Material Amendment to planning permission 19/03483/S73 (as amended by 21/01152/NMA and which amended 14/02141/OUT) for the realignment of the western footway, minor changes to the layout of the carriageway & removal of two lime trees

DECIDED – APPLICATION PERMITTED

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.

DECIDED – APPLICATION PERMITTED

22/00945/REM

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

Application for approval of reserved matters for appearance, landscaping, layout and scale for Construction Haul Road 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.

APPLICATION WITHDRAWN

25/01821/TCA

2 Bincombe House Poples Well Crewkerne Somerset TA18 7ES

Notification of intent to Fell No.2 Horse chestnuts - 13 ft tall and 10 ft tall likely planted by squirrels. Need to be removed as likely to grow too big eventually and dangerously close to a land drop and carry out Tree Surgery works to No. 1 Cypress Tree - Some tidying where dead and loose branches are overhanging thus dangerous within a Conservation Area.

DECIDED – APPLICATION PERMITTED

25/01865/TCA

5 Lyme Road Crewkerne Somerset TA18 8HE

Notification of intent to carry out tree surgery works within a Conservation Area to No. 1 Conifer (T1) topping required to prevent contact with overhead power lines, No. 1 Hazel (T2) topping to prevent contact with telephone wires, No. 1 Damson (T3) trimming of branches overhanging pond and No. 1 Leylandii (T4) topping and thinning to prevent storm damage and contact with guttering.

DECIDED – APPLICATION PERMITTED

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)

CONDITIONS DISCHARGED

25/01844/HOU

10 South Street Crewkerne Somerset TA18 8DA

Change colour of masonry from cream to white, change window and door colour from white to grey, replacement of existing rooflights, re felt and batten and chimney repairs. New doors to rear elevation, formation of balcony on top of existing flat roof with screening around.

APPLICATION PERMITTED WITH CONDITIONS

	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: Public consultation undertaken.		
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	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: Waitrose had some outstanding matters with SC that had to be	Town Clerk	Ongoing

			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	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