

Minutes of a meeting of the PLANNING AND HIGHWAYS COMMITTEE held in the Beech Suite, George Reynolds Centre, Crewkerne, Town Hall, Market Square, South Street, Crewkerne, on Monday 14th July 2025 at 18.45.

PRESENT:

Councillors M. Best, N. Draycott, P. Maxwell, J. Morris, J. Nathan (Chair), C. Rawe, A. Samuel

In attendance: Deputy Clerk G. Hughes and thirty members of the public.

015 TO NOTE APOLOGIES FOR ABSENCE

25/26

Apologies were received from Cllrs. S. Ashton, D. Livesley, A. Stuart (personal) and K. Head and S. Woodland (unwell).

016 DECLARATIONS OF INTEREST

25/26

Councillor Best declared that, as a member of the Area South Planning Committee, he would not be able to comment on planning application 25/01470/FUL (Former Miller's Garage).

017 TO CONFIRM THE MINUTES OF THE PREVIOUS MEETING

25/26

It was AGREED that the minutes of the Planning and Highways Committee held on Monday 9th June 2025 be APPROVED.

018 OPEN FORUM

25/26

Members of the public expressed concern about the proposed felling of two additional lime trees at the Station Road/Taylor Wimpey junction, making the following points:

- The removal of more trees would create excessive space at the junction beyond what is necessary.
- The tree felling appears unjustified, particularly as the benefits of any newly planted trees would not be realised for many years.
- The existing trees provide valuable environmental screening, and there appears to be no pressing safety concerns necessitating their removal.

Members of the public raised numerous concerns regarding the application for the Former Miller's Garage site:

- Additional development would exacerbate current traffic issues on East Street and should not proceed until the link road is completed.
- Existing roads are narrow and not suitable for increased traffic, particularly from construction vehicles, raising concerns over pedestrian safety and air pollution.
- Concerns were raised about the narrowing of East Street to create visibility splays, with many feeling that visibility would still be inadequate for safe site access.
- Increased development could result in more traffic accidents.
- Questions were raised about the removal of trees at the Henhayes end of the site and land ownership. Councillor Best confirmed that this land belongs to the town council, the

boundary will be reinstated, and the trees were removed as part of a technical start on the previous application.

- There was confusion over why housing and the car park were submitted as a single planning application, when previously they were to be separate.
- It was suggested that the car park should be delivered and operational before any housing development proceeds.
- The proposal could be viewed as overdevelopment within a conservation area.
- Concerns were expressed about land ownership and timescale control. Councillor Best clarified that Somerset Council owns the site, and a land swap agreement is in place. However, the town council cannot enforce or monitor the construction timeline.
- The development site represents the last opportunity to retain green space linked to the town centre. With the growing population, such space is increasingly needed.
- The site supports wildlife including muntjac deer, badgers, foxes, and bats, yet no bat survey appears to be referenced in the planning application.

Councillor Nathan reminded members of the public to register their comments on the online planning portal for them to be considered by Somerset Council.

019
25/26

TO RECEIVE THE CLERK'S UPDATE REPORT

- Several unauthorised speed limit signs have recently been removed from locations around the town. These signs are not legally permitted and render the enforceable speed limit invalid. Any further signs of this nature will also be removed.
- An emergency road closure is currently in place on Barn Street until 17th July to allow National Grid to carry out urgent cable fault repairs.
- In the coming months, new directional signage will be installed near the Town Hall to guide HGVs along a preferred route and help reduce congestion at the corner of North Street.
- Highways have confirmed that all box junction markings on South Street are scheduled to be refreshed.
- A new post and parking restriction sign will be installed at the top of South Street, opposite Christchurch Court. This will make the single yellow line enforceable and help deter parking outside of designated bays.

020
25/26

TO CONSIDER PLANNING APPLICATIONS

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.

Councillors expressed their agreement with the concerns raised by members of the public. In addition, they raised further issues relating to environmental impact, increased traffic movements, site access, overdevelopment of the area, and the loss of valuable open space.

The Chair, with the agreement of the Council, brought forward item 027/2526 (To receive a report from the Neighbourhood Plan Steering Group) for consideration at this point.

Recommend: REFUSAL

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)

The proposal was welcomed as it was felt that there is a lack of care for children/young people in the area. Councillors commented that adequate staffing levels was key to its success.

Recommend: APPROVAL

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)

The Chair invited a representative from Taylor Wimpey to speak regarding the application, which relates specifically to the timing of development on the northern end of the site. This phase includes the first 110 homes, attenuation basins, landscaping, and areas of open space.

The representative also provided the following clarifications regarding the link road:

- Under the Section 106 agreement, the link road must be completed either within four years of the first house being occupied (July 2023) or before the occupation of the 200th dwelling—whichever occurs first.
- Taylor Wimpey is currently working with Somerset Highways to obtain approval for the delivery of the link road.
- In 2023, several junction design options for Station Road were presented to the Town Council. Councillors recommended the design that retained all five trees and removed the left-turn lane exiting the town.
- However, Somerset Highways do not support the removal of the left-turn lane, as it would reduce the junction's traffic capacity.
- The most recent non-material amendment proposes a compromise: the retention of three trees and the removal of two, compared to earlier proposals that involved removing all five.
- A total of 1,700 new trees will be planted on the site.

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

Councillors expressed regret that the situation had reached this stage, noting that earlier consultation with the Town Council and the local authority might have helped to mitigate the issue.

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.

021 **TO RECEIVE PLANNING DECISION NOTICES FROM SOMERSET COUNCIL**

25/26

25/01380/FDN	<p>Townsend Cemetery Mount Pleasant Crewkerne Somerset TA18 7AH (GR:344948/109999)</p> <p>Five Day Notice to remove No. 1 tree within a Conservation Area.</p> <p>NO OBJECTIONS</p>
25/01011/DOC1	<p>Land At Blacknell Lane Crewkerne Somerset TA18 7HE</p> <p>Discharge of Condition No. 02 (Materials) of planning application 23/00006/REM</p> <p>DECIDED</p>
25/00494/TCA	<p>St Bartholomews Church Church Path Crewkerne Somerset TA18 7HX</p> <p>Notification of intent to remove overhanging branches of No. 1 tree within a Conservation Area</p> <p>DECIDED</p>
24/03006/DOC1	<p>Crewkerne Ph2a Land Off Yeovil Road Crewkerne Somerset TA18 7NU</p> <p>Discharge of Condition No. 11 (Archaeological Works) of planning application 05/00661/OUT</p> <p>CONDITIONS DISCHARGED</p>
25/01205/DOC1	<p>2A and 2B Abbey Mews Abbey Street Crewkerne Somerset TA18 7HY</p> <p>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)</p> <p>CLOSED</p>
25/00860/LBC	<p>Units 2 3 And 4 Victoria Shopping Mews Market Square Crewkerne Somerset TA18 7LE</p> <p>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</p> <p>APPROVED – PERMITTED WITH CONDITIONS</p>
25/01266/COL	<p>Curriot Hill Farm 49 Barn Close Crewkerne Somerset TA18 8BN</p> <p>Application for a Lawful Development Certificate for proposed creation of new field access</p> <p>REFUSED</p>
25/01201/HOU	<p>198 Park View Crewkerne Somerset TA18 8JL</p> <p>Ground floor store and first floor bedroom suite</p> <p>APPROVED – PERMITTED WITH CONDITIONS</p>
25/00840/TPO	<p>8 Jasmine Close Crewkerne Somerset TA18 7DB</p> <p>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.</p> <p>APPROVED – PERMITTED WITH CONDITIONS</p>

022 TO CONSIDER THE RESPONSE FROM THE PLANNING OFFICER FOR THE TAYLOR WIMPEY SITE

25/26

Councillors expressed disappointment at the lack of communication and consultation, noting that this undermines the role of the Town Council in the planning process. They commented that recent applications should have been supported by clear evidence relating to traffic movements and vehicle numbers.

It was agreed that the Deputy Clerk would write to request greater consultation moving forward, along with supporting evidence for decisions made by Somerset Highways.

023 DROPPED KERBS ON THE SOUTHERN SIDE OF THE TAYLOR WIMPEY DEVELOPMENT

25/26

To receive a verbal report from Cllr. Best

Councillor Best reported that he had met with the Highways Projects Team to discuss the provision of dropped kerbs from the edge of the Taylor Wimpey site through to Blacknell Lane. The proposal includes converting some green areas into pavement to improve pedestrian access. The matter is now with the Projects Team for further consideration

024 PROPOSED DIVERSION OF A SECTION OF PUBLIC FOOTPATH CH 27/21

25/26

To consider a response to the proposal

Discussion took place regarding the reasons behind the proposal, including the need to close the passive crossing to allow the Tilia development to proceed, should it be approved. It was noted that the crossing lies within the parish of West Crewkerne. Councillor Best confirmed he had received a document analysing speeds on the curve of the track and was seeking permission to circulate it. Councillors expressed the view that the existing footpath route is sufficient and that any changes may result in increased pedestrian use of the road. It was agreed for the Deputy Clerk to submit a response clarifying the reasons the council were against the proposal.

025 TO NOTE THE PROPOSED VOLUNTEER HIGHWAY MAINTENANCE SCHEME

25/26

Councillors discussed whether these works could be done inhouse as our Grounds Team have the relevant qualifications to work on the roadside. There was a query over whether contractors and council staff would still need a licence.

026 TO RECEIVE THE UPDATED ACTION STATUS REPORT

25/26

The Deputy Clerk provided the following updates:

- Gouldsbrook Terrace – Overgrown vegetation is obstructing the pavement. Highways will serve a notice on the property owner.
- Waitrose pedestrian crossing – Waitrose had some outstanding matters to resolve with Somerset Council before reviewing the crossing. These have now been addressed, and the crossing is expected to be refreshed shortly.

027 TO RECEIVE A REPORT FROM THE NEIGHBOURHOOD PLAN STEERING GROUP

25/26

The Chair of the Neighbourhood Plan Steering Group reported the following:

- The Steering Group is close to finalising the draft Neighbourhood Plan.
- Once complete, the draft will be presented to Full Council for approval.

- Subject to approval, a six-week public consultation will follow, with both digital and printed versions made available.
- The Neighbourhood Plan is in direct conflict with the planning application at the former Miller's Garage site.
- The draft plan includes policies on open space, the environment, housing, and the historic environment, which are relevant to the proposed development site.
- The plan proposes designating the site as a Local Green Space, due to its ecological value and potential for use as a public park.
- It supports a walking and cycling route through the area, known as the town's 'green lung', which includes this site.
- The plan must align with the Local Plan, which indicates that growth should not occur near the town centre.
- The proposed development is considered out of character with the adjacent conservation area in terms of housing style and layout.
- The Neighbourhood Plan must support sustainable development, defined in the Local Plan as meeting present needs without compromising future generations. It was felt that the current proposal does not align with this principle.

028 **DATE OF NEXT MEETING**

25/26

Monday 8th September 2025, 18.45 in the Council Chamber, Town Hall, Market Square

The meeting closed at 20.34.

Signed:

Dated:

PL14JULY25