

Minutes of a meeting of the PLANNING AND HIGHWAYS COMMITTEE held in the Oak Room, George Reynolds Centre, Crewkerne, on Monday 8th September 2025 at 18.45.

PRESENT:

Councillors N. Draycott, K. Head, J. Morris, J. Nathan (Chair), A. Stuart and S. Woodland

In attendance: Town Clerk G. Hughes

029 TO NOTE APOLOGIES FOR ABSENCE

25/26

Apologies were received from Cllrs. S. Ashton (unwell), and Cllrs. M. Best, D. Livesley, P. Maxwell, C. Rawe and A. Samuel (personal).

030 DECLARATIONS OF INTEREST

25/26

Councillors Draycott and Stuart declared an interest in planning application 25/02131/P3MA 27 South Street Crewkerne Somerset TA18 8DA.

031 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 14th July 2025 be APPROVED.

032 OPEN FORUM

25/26

No members of the public were present.

033 TO RECEIVE THE CLERK'S UPDATE REPORT

25/26

- The bent pole and 'New Road Layout Ahead' sign outside Hays Travel have been removed.
- A new parking plate has been installed on South Street, opposite Christchurch Court. Vehicles not parked in marked bays may now be ticketed
- From 8–10 September, the top of South Street will be closed for utility repair and maintenance works. The Clerk was asked to use social media to remind the public that the car parks remain open.
- Councillors asked when the new signage around the Town Hall would be installed to direct HGVs onto a preferred route. The Clerk confirmed the works are planned but may be delayed due to opposition regarding the relocation of the bus stop
- The Clerk was asked to raise with Highways that 'Road Closed' signs should be positioned earlier, rather than only in the town centre, as this currently limits the alternative routes available.

034 TO CONSIDER PLANNING APPLICATIONS

25/26

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.

Councillors noted that the tree is leaning and expressed concern it may fall if the works are not carried out.

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)

The Clerk confirmed that this application was incorrectly labelled as notification only and the council were in fact able to comment, and raised the following points:

- The visual appearance of the street scene would remain the same
- There isn't much passing trade for a retail outlet
- The current business has only recently vacated the premises. Councillors would prefer to see the property marketed for a longer period, or clear evidence provided that it is not financially viable, before any change of use is considered.

Councillors agreed to submit comments to this effect.

035
25/26

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

036
25/26

TO RECEIVE THE UPDATED ACTION STATUS REPORT

The Clerk reported that the overhanging vegetation at Gouldsbrook Terrace has been cleared. The following matters were noted:

- Vegetation is obstructing the pavement at CH 33/48; the Clerk will report this.
- A gully-clearing spreadsheet for the current year was requested.
- No progress has been made on the car park wall in Rose Lane; this will be pursued.
- The item concerning dropped kerbs for mobility scooter access was considered, and it was agreed that it remain on the Action Status Report.
- Concern was expressed that the town appears untidy, with weeds, cracked pavements and blocked gullies.

037
25/26

TO RECEIVE A REPORT FROM THE NEIGHBOURHOOD PLAN STEERING GROUP

The Clerk reported that the draft plan is nearing readiness for pre-submission consultation but, due to personal circumstances, progress is temporarily on hold. An update will be provided when work on the plan resumes.

038
25/26

DATE OF NEXT MEETING

Monday 13th October 2025, 18.45 in the Council Chamber, Town Hall, Market Square

The meeting closed at 19.26.

Signed:

Dated:

PL09SEPTEMBER25