

Minutes of a meeting of the PLANNING AND HIGHWAYS COMMITTEE held in the Council Chamber, Town Hall, Market Square, Crewkerne on Monday 9th February 2026 at 18.45.

PRESENT:

Councillors M. Best, K. Head, D. Livesley, P. Maxwell, J. Morris J. Nathan (Chair), C. Rawe, A. Samuel, A. Stuart and S. Woodland

In attendance: G. Hughes (Town Clerk) and S. Syeda Bowen (Deputy Clerk)

072 TO NOTE APOLOGIES FOR ABSENCE

25/26

Apologies were received from Councillors. S. Ashton and N. Draycott (personal).

073 DECLARATIONS OF INTEREST

25/26

No declarations of interest were made.

074 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 12th January 2026 be APPROVED.

075 OPEN FORUM

25/26

No members of the public were present.

076 TO RECEIVE THE CLERK'S UPDATE REPORT

25/26

- The roadworks at A30 Coker Hollow to West Coker Road have now been rescheduled. They will now take place from 16th February until 5th March 2026 (19:00-06:00)
- Middle Street, Misterton is closed 9th to 10th February 2026 18:30-06:00 to repair a leak.
- The clerk was asked to instruct the Grounds Team to remove various redundant road signs.

077 TO CONSIDER PLANNING APPLICATIONS

25/26

New Applications – Somerset Council

26/00210/DOC1

Land Adjacent Cloudshill Hewish Lane, Crewkerne Somerset TA18

Discharge of conditions No.05 (Nesting Birds), No.06 (Badgers) and No.16 (Tree Planting Scheme) of planning application 25/01453/S73

26/00201/LBC

M & Co 9 Market Street Crewkerne Somerset TA18 7JP

Subdivision of a single retail shop unit into three, including reinstatement of the original shop front, along with the conversion of the first-floor storage areas into 4 office suites with shared facilities

26/00200/FUL **M & Co 9 Market Street Crewkerne Somerset TA18 7JP**
 Subdivision of a single retail shop unit into three, including reinstatement of the original shop front, along with the conversion of the first-floor storage areas into 4 office suites with shared facilities

Councillors raised concerns over the demand for the 7 proposed smaller units, parking requirement for the customers and loading/unloading for the additional businesses as well as the waste disposal arrangements that would be required. AGREED to support the application but with comments.

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

25/26

26/00048/NMA **Land East of Crewkerne between A30 and A356 Yeovil Road, Crewkerne TA18 7HE**
 Non-Material Amendment to approved application 23/00006/REM to Substitute the roof tile Redland Fenland Pantile, 39 Farmhouse Red to Redland Grovebury, Farmhouse Red.

APPLICATION PERMITTED

26/00184/DOC1 **Holly Tree Farm Longstrings Lane Crewkerne Somerset TA18 7EA**
 Discharge of Conditions No. 2 (Materials) and No. 3 (Details of External Staircases) of Planning Application 23/02730/REM

CONDITIONS DISCHARGED

25/03000/DOC1 **North Street Trading Estate North Street Crewkerne Somerset TA18 7AW**
 Discharge of Condition No's 11 (Topographical Survey), 27 (Highways), 32 (Bin Stores) and 37 (PV Panels) of planning consent 21/02193/S73A

CONDITIONS DISCHARGED

25/02998/DOC1 **Land South of Kithill Crewkerne Somerset**
 Discharge of Condition No's 07 (archaeological work), 16 (highway works) and 17 (condition survey) of planning consent 18/01737/OUT, Allowed on Appeal 17.06.2020

CONDITIONS N° 07 & 17 DISCHARGED N° 16 REFUSED (widening of Cathole Bridge Road)

25/02397/DOC1 **Land South of Crewkerne Key Site Off Station Road Crewkerne TA18 8AE**
 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

CONDITIONS DISCHARGED

25/03015/P3GPA **22 Market Street Crewkerne Somerset TA18 7LA**
 Prior approval for proposed Change of use from Commercial, Business and Service use (Class E) to mixed use including up to two flats (Class C3); The proposal is to convert the first-floor commercial ancillary office and storage

space into two new residential flats, whilst retaining the commercial space on the ground floor. There are no proposed alterations to the shop fronts or street scene elevations.

APPLICATION PERMITTED WITH CONDITIONS

25/02993/NMA

North Street Trading Estate North Street Crewkerne Somerset TA18 7AW
Non-Material Amendment to approved application 21/02193/S73A for Condition 02 (Approved Plans - minor amendments to the overall layout), Condition 03 (Materials - change to roofing material) and Condition 36 (Boundary Treatments - retaining walls)

APPLICATION PERMITTED

25/02411/FUL

12 Market Street Crewkerne Somerset TA18 7LA

Property repairs including new metal staircase, new flat roof, damp proof works, external roof repairs, external boundary repairs, window & fascia alterations, external lime render repairs and breathable paint works.

APPLICATION PERMITTED WITH CONDITIONS

25/02412/LBC

12 Market Street Crewkerne Somerset TA18 7LA

Property repairs including new metal staircase, new flat roof, damp proof works, external roof repairs, external boundary repairs, window & fascia alterations, external lime render repairs and breathable paint works.

APPLICATION PERMITTED WITH CONDITIONS

25/03009/HOU

Tamarisks 20A Lyme Road Crewkerne Somerset TA18 8HF

Demolition of the existing rear extension, with a replacement enlarged single-storey rear extension and replacement rear windows on the first floor

APPLICATION PERMITTED WITH CONDITIONS

25/02972/TCA

40 East Street Crewkerne Somerset TA18 7AG

Notification of intent to fell No.01 Leyland Cypress (T1) to ground level and remove all arisings.

APPLICATION PERMITTED

25/02852/DOC1

Southern Phase Of Crewkerne Key Site Off Station Road Crewkerne

Discharge of Condition no 16 (Bat and Artificial Lighting) of planning application 24/02059/FUL

CONDITIONS DISCHARGED

25/00518/TCA

Orchard House Orchard Lane Crewkerne Somerset TA18 7AF

Notification of intent to carry out Tree Surgery Works to No. 3 Trees within a Conservation Area. T1: Norway maple to remove all major dead wood and raise the crown over the path by 1.5m. T2: Bay to reduce the overall crown by up to 3m to previous points. T3: Cherry to reduce the overall crown by up to 2m to previous points.

APPLICATION PERMITTED

26/00184/DOC1

Holly Tree Farm Longstrings Lane Crewkerne Somerset TA18 7EA

Discharge of Conditions No. 2 (Materials) and No. 3 (Details of External Staircases) of Planning Application 23/02730/REM.

CONDITIONS DISCHARGED

079 **TAYLOR WIMPEY / HIGHWAYS**

25/26

The Clerk advised that there are no updates to report.

080 **TAYLOR WIMPEY – PROPOSED CREATION OF A WETLAND**

25/26

Councillors voiced support for Somerset Council's comments that it is essential to provide a Habitat Management Monitoring Plan before the application can progress.

It was AGREED to support the application 25/02981/FUL with comments to this effect, and to submit follow-up comments to 25/01693/FUL.

081 **MINUTE CORRECTION**

25/26

It was AGREED for the date to be corrected on the approved minutes from the meeting held on 13th October 2025 from September to October.

082 **TO RECEIVE THE UPDATED ACTION STATUS REPORT**

25/26

The following matters were noted:

- Councillors were reminded to check the gullies in their respective sections and report back to the Deputy Clerk.
- Hermitage Street - resurfacing and reinstatement of yellow lines outside kebab shop to be added to the action status report.
- Gouldsbrook Terrace wall – ongoing. Deputy clerk to chase with Highways.
- Potholes – Councillors discussed lobbying Adam Dance MP on the issues with potholes.
- The clerk is to disseminate the grit bin map. Councillors to reconsider adding a grit bin to the entrance of Thomson Drive – one available in storage.
- Network Rail Crossing – Councillor Nathan advised that Network Rail has received no contact from Tilia regarding the proposed footpath crossing.
 - It was noted that Condition 16 must be complied with.
 - Concerns were raised about whether the footpath is sufficiently wide at the crossing point.
 - The need for pedestrian protection from road traffic was highlighted, with Highways in agreement.
 - Some members of the public have expressed a preference for the diversion route. It was noted that walkers crossing fields do not always adhere to designated paths.
 - Visibility on the rail track bends was described as very poor. With faster trains this presents an increased health and safety concern.
 - As the path runs alongside the road, concerns were raised about how pedestrians will be



prevented from stepping onto the crossing, when the barrier is down.
- Network Rail will provide updates as the matter progresses.

083 **DATE OF NEXT MEETING**

25/26

Monday 9th March 2026, 18.45 in the Council Chamber, Town Hall, Market Square

The meeting closed at 19.19

Signed:

Dated:

PL9FEBRUARY26