

Minutes of a meeting of the PLANNING AND HIGHWAYS COMMITTEE held in the Council Chamber, Town Hall, Market Square, Crewkerne on Monday 9th June 2025 at 18.45.

PRESENT:

Councillors M. Best, N. Draycott, P. Maxwell, J. Morris, J. Nathan (Chair), A. Samuel, Cllr. A. Stuart and S. Woodland

In attendance: Town Clerk K. Sheehan, Deputy Clerk G. Hughes and eleven members of the public.

001 TO NOTE APOLOGIES FOR ABSENCE

25/26

Apologies were received from Cllrs. S. Ashton, K. Head, D. Livesley, C. Rawe (all personal).

002 DECLARATIONS OF INTEREST

25/26

No declarations of interests were made.

003 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 May 2025 be APPROVED.

004 OPEN FORUM

25/26

A member of the public wished to speak regarding the proposed link road. They expressed the view that the scheme lacked sufficient consideration, and that Ashlands Road will be negatively impacted. The Chair reminded members of the public that the Town Council is not the planning authority.

Another resident commented on the hedgerow removal at the northern end of the Taylor Wimpey site. They raised concerns with respect to animal welfare and the timing of the works during bird nesting season.

A third member of the public spoke on the southern end of the same site and the lack of dropped kerbs on Blacknell Lane. It was noted that is an adopted highway, maintained by Somerset Council and outside Taylor Wimpey's boundary. However, a contribution was paid to Somerset Council which could be used for this purpose with appropriate consent.

A fourth resident provided an update on the Miller's Garage site, confirming that a full planning application has been submitted to Somerset Council and is expected to be publicly available soon.

005 TO RECEIVE THE CLERK'S UPDATE REPORT

25/26

- A second Speed Indicator Device has now been purchased, and the two devices are currently in place at Broadshard and at Station Road.
- New SID poles have been applied for on Ashlands Road and Kithill with installation expected this financial year.
- Regarding the Taylor Wimpey works near the cemetery boundary, Somerset Council has confirmed that despite a delay in discharging Condition 7, the applicant submitted the

required documents correctly and a survey found no nesting birds. Therefore, Somerset Council will not prevent the hedgerow works. Final comments from the Tree Officer are awaited, with the condition expected to be discharged soon.

- National Grid will close the road through Misterton from 31 July to 29th August (8am and 6pm – weekdays only) to upgrade electricity poles to improve safety and future capacity. 3-way lights will be in place at the Haselbury Plucknett/A30 junction to assist large vehicles turning towards Crewkerne.
- The redundant post box at Brickyard Lane has been removed.

006 TO CONSIDER PLANNING APPLICATIONS

25/26

25/01201/HOU **198 Park View Crewkerne Somerset TA18 8JL**
Ground floor store and first floor bedroom suite

Councillors commented that the proposal was similar to neighbouring properties and that they would support this application.

25/01266/COL **Curriot Hill Farm 49 Barn Close Crewkerne Somerset TA18 8BN**
Application for a Lawful Development Certificate for proposed creation of new field access
NOTIFICATION ONLY

25/01205/DOC1 **2A and 2B Abbey Mews Abbey Street Crewkerne Somerset TA18 7HY**
Notification only – 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)
NOTIFICATION ONLY

007 TO RECEIVE PLANNING DECISION NOTICES FROM SOMERSET COUNCIL

25/26

25/00546/HOU **11 Langmead Road Crewkerne Somerset TA18 8DY**
Single storey extension, raised patio at the rear and conversion of existing double garage into habitable space
APPROVED

24/02059/FUL **Land South of Crewkerne Key Site Off Station Road Crewkerne Somerset TA18 8AE**
Erection of 2 storey, 66 bed care home for older people with associated landscaping, car parking and access
APPROVED

25/01000/TCA **1 Church Path Crewkerne Somerset TA18 7HX**
Notification of intent to carry out Tree Surgery to No. 1 Tree within a Conservation Area. T1 – Blue Atlas Cedar; reduce the last main leader by 2/3.
DECIDED

24/01172/DPO **Crewkerne Key Site 1 Land East of Crewkerne Between A30 And A356 Yeovil Road Crewkerne Somerset TA18 7HE**



Application to modify a S106 agreement dated 31 March 2017 made between Taylor Wimpey UK Limited and Somerset County Council (Planning Reference 05/00661/OUT) to align the terms and timing of access arrangements with the build programme
DECIDED

Councillors expressed concern that neither they nor ward members were consulted regarding the application. As a result, the Deputy Clerk was asked to write to Somerset Council to seek clarification as to why the council is not kept informed on similar matters. This case will be used as an example, and Councillors would like to invite the Planning Officer to a meeting to discuss improving communication and ensuring greater transparency.

25/00741/HOU **12 Church Street Crewkerne Somerset TA18 7HU**
Proposed single storey rear extension; Alterations to house and alterations to outbuilding
APPROVED

25/00742/LBC **12 Church Street Crewkerne Somerset TA18 7HU**
Proposed single storey rear extension; Alterations to house and alterations to outbuilding
APPROVED

22/03385/DPO **Crewkerne Key Site 1 Land East of Crewkerne Between A30 And A356 Yeovil Road Crewkerne Somerset TA18 7HE**
Application to modify a Section 106 agreement, dated 31 March 2017, made between Taylor Wimpey UK Limited and South Somerset District Council associated with Planning Approval 05/00661/OUT (which was for 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)
DECIDED

008 **ROAD SAFETY IN MARKET SQUARE**
25/26 To receive a verbal update from Cllr. Best

Ward members recently met with a Highways officer to discuss road safety concerns, including the recent accident and the impact of HGVs around Market Square. Somerset Council agreed to look at a proposal to make a one-way system around the Town Hall, with all traffic driving straight on towards North Street. Councillors noted that there was a lack of pedestrian crossings in the town.

009 **PARKING CONCERNS**
25/26 To consider parking concerns at the junction of Hermitage Street and Market Street/West Street

There have been reports of HGVs exiting Hermitage Street and driving directly into Market Street due to parked vehicles obstructing the junction, making the turn too tight for large vehicles. Somerset Council will be refreshing the double yellow lines, and evening parking enforcement has been requested. Councillors agreed to write a letter to the affected business, requesting that they avoid parking vehicles here. It was hoped that this would ease the situation and avoid the need for further action.

010 **TO NOTE THE RESPONSE FROM SOMERSET COUNCIL REGARDING MILLER'S GARAGE**

25/26

Councillors commented that they were very disappointed to discover that the money earmarked for the car park is no longer available, and felt it was another example of Councillors not being kept informed over decisions. It was agreed to ask the Deputy Clerk to submit a Freedom of Information (FOI) request and ask for an audit trail. It was noted that a member of the public had also submitted an FOI request and was told that the money was used to cover budget issues.

011 **MARKET STREET TREES**

25/26

To receive an update regarding the Market Street trees and determine a way forward

Councillors noted that planting new trees is challenging while the bus stop relocation and potential future road layouts remain undecided. To prevent a trip hazard, the dead tree will be cut to a height of 1 metre. Successfully removing the existing roots would be necessary before planting a new tree. Discussion took place regarding sponsorship opportunities to help cover costs. It was agreed to obtain a quote for stump grinding and root removal.

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

25/26

Councillors noted that there were no significant updates to report.

013 **TO RECEIVE A REPORT FROM THE NEIGHBOURHOOD PLAN STEERING GROUP**

25/26

There are no updates at present, as a meeting is scheduled soon.

014 **DATE OF NEXT MEETING**

25/26

Monday 14th July 2025, 18.45 in the Council Chamber, Town Hall, Market Square

The meeting closed at 19.33.

Signed:

Dated:

PL9JUNE25