

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 12th January 2026**, starting at 18.45, in the Council Chamber, Town Hall, Market Square, 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, Town Clerk (signed on original)
6 January 2026

Agenda

- 059/2526** **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.
- 060/2526** **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.
- 061/2526** **To confirm the minutes of the previous meeting held on 10 November 2025.**
- 062/2526** **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

referred to the Clerk to respond to within 10 working days or listed on a subsequent agenda. The Chair reserves the right to vary or extend these time limits.

- 063/2526** To receive the Clerk's update report.
- 064/2526** 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.
- 065/2526** To receive planning decision notices from Somerset Council.
- 066/2526** **Miller's Garage:** To reconsider the position regarding the previously earmarked car park funds
- 067/2526** **Taylor Wimpey/Highways:** To consider inviting representatives to a meeting
- 068/2526** **Clammer Hill Lane:** To discuss the installation of a bollard
- 069/2526** **Land South of Kithill Planning Approval:** To determine any next steps
- 070/2526** To receive the updated Action Status Report.
- 071/2526** **Date of next meeting:** Monday 9th February 2026, 18.45, Council Chamber.

CREWKERNE TOWN COUNCIL
Planning and Highways Committee Meeting
Monday 12th January 2026

New Applications – Somerset Council

- 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.
- 25/02970/DOC1** **Land South of Kithill, Crewkerne Somerset**
Discharge of Condition No. 3 (Protection of Trees and Hedges) of Planning Application 23/01295/REM (in relation to application for 145 homes, public open space and play area).
- 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 work.
- 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 work.
- 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), Condition 29 (Street Lighting - minor amendments) and Condition 36 (Boundary Treatments - retaining walls).

- 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 (in relation to 150 dwellings), Allowed on Appeal 17.06.2020.
- 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.
- 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.
- 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.

To receive planning decision notices from Somerset Council

- 25/02870/TCA **Wyvern Court, East Street, Crewkerne Somerset TA18 7DE**
Application to re-pollard No. 3 Rowan trees back to previous cut points within a Conservation Area.

APPLICATION PERMITTED

Report subject	Miller's Garage
Committee name	Planning & Highways Committee
Meeting date	Monday 12 th January 2026
Report author	Gemma Hughes, Town Clerk
Report contact details	townclerk@crewkerne-tc.gov.uk
Consultees	Somerset Council
Decision required?	Yes

1. Purpose

The purpose of this report is to set out the background and current position regarding the former Millers Garage car park project, including the financial context following local government reorganisation, responses to recent Freedom of Information requests, and to seek direction from the council on how it wishes to proceed.

2. Background information

2.1 South Somerset District Council (SSDC) purchased a parcel of land known as Millers Garage, Crewkerne, in late 2014. The purpose of the acquisition was to deliver additional long-stay car parking close to the town centre, in response to an identified need arising from a parking study.

2.2 In November 2022, an updated cost assessment prepared by Somerset Council identified a revised project budget of £413,000. At that time, it was resolved that:

- **Option B** be adopted, namely to agree to a proposed land swap and delivery of a car park on adjoining land at no cost to the council; and
- **£203,000**, previously allocated from the Corporate Capital Contingency Fund as an addition to the budget approved by Full Council in February 2022, be retained in an appropriate reserve to safeguard the project should the Option B approach fail.

2.3 The reason for this resolution was to reconsider options for delivering a new car park using land owned by the council, following a decision of the SSDC Scrutiny Committee that the District Executive should reconsider the matter with reference to value for money.

3. Detailed Consideration

3.1 In June 2025, a member of the public submitted a Freedom of Information request to Somerset Council, to which the response stated that the reserve referenced above no longer existed and had been released in 2023/24 as part of the Council's financial emergency.

3.2 In July 2025, Crewkerne Town Council submitted its own Freedom of Information request seeking a full audit trail detailing how the funds originally allocated to the car park scheme had been reallocated or spent. This included requests for:

1. A breakdown of where the allocated funds had been directed.
2. The dates of any financial transfers or expenditure.
3. Official documentation or reports tracking these transactions.

3.3 Somerset Council responded that the information requested was not held. The response confirmed that the scheme was a former SSDC project which Somerset Council decided not to proceed with following local government reorganisation. It was further stated that there was no direct link between the unspent funds for the cancelled scheme and allocated expenditure elsewhere, and therefore Somerset Council was unable to provide the requested information.

3.4 In July 2025, a planning application was submitted under reference 25/01470/FUL for the demolition of the existing showroom building at Miller's Garage and the formation of a 69-space public car park. The application also proposes the erection of 50 dwellings, associated vehicular and pedestrian accesses from East Street, parking for the dwellings, manoeuvring areas, drainage and landscaping, changes to and an extension of Wyvern Court's parking areas, and the provision of a mobility scooter store. The proposed scheme would deliver the public car park at no expense to the taxpayer. At the time of writing this report, the planning application remains under consideration and a decision has not yet been issued.

3.5 This position confirms that the original project is no longer being progressed and that the financial provision previously associated with it is no longer ring-fenced or traceable to specific alternative expenditure.

4. Financial implications

4.1 There is no longer a dedicated reserve or identified funding in place for the delivery of a car park at Millers Garage or an alternative site linked to the former SSDC scheme. Any future consideration of car parking provision on this land, or elsewhere in Crewkerne, would require the identification of new funding and inclusion within a future capital programme.

4.2 There are no immediate financial implications arising directly from this report, other than officer time in considering next steps and potential options.

5. Equalities considerations

n/a

6. Crime and Disorder considerations

n/a

7. Council Action Plan objectives supported

n/a

8. Recommendation

8.1. It is recommended that the council notes the contents of this report and resolves how it wishes to proceed, including whether to:

- a) take no further action in relation to the former Millers Garage car park project;
- b) or to request further engagement with Somerset Council regarding the loss of the previously earmarked reserves

Report subject	Clammer Hill Lane
Committee name	Planning & Highways Committee
Meeting date	Monday, 12 th January 2026
Report author	Shaheda Syeda Bowen, Deputy Town Clerk
Report contact details	DeputyClerk@crewkerne-tc.gov.uk
Decision required?	Yes

1. Purpose

1.1 To consider the issues affecting Clammer Hill Lane, Crewkerne, relating to inappropriate traffic use, and to discuss a proposal for the installation of a bollard to prevent vehicular access.

2. Background information

2.1 Drivers frequently use Clammer Hill Lane despite it being a very narrow cul-de-sac that terminates in a footpath. As a result, vehicles are unable to turn around and become trapped, leading to damage to both private property and the vehicles themselves.

2.2 Inappropriate vehicular use of the footpath provides a hazard for pedestrians and children using the public access to the Bincombe Beeches and Wadham School.

3. Detailed Consideration

3.1 A sign has been installed at the end of the lane; however, it appears to have had little impact on driver behaviour.

3.2 The lane has been formally reclassified to footpath status. Despite this change, drivers continue to use the lane, suggesting additional interventions or enforcement measures are required to ensure compliance with its intended pedestrian use.

3.3 Permission has been sought and granted by Somerset Council for the installation of a bollard. The lane is Somerset Council owned; however, due to a lack of available funding, they are unlikely to progress the matter further at this time.

3.4 Once councillors have approved the proposal, local residents will be consulted.

4. Financial implications

4.1 There is a £197 charge for the application with Somerset Council Highways.

4.2 Cost of concrete bollard will be between £162-£325 plus the cost of installation.

5. Equalities considerations

n/a

6. Crime and Disorder considerations

n/a

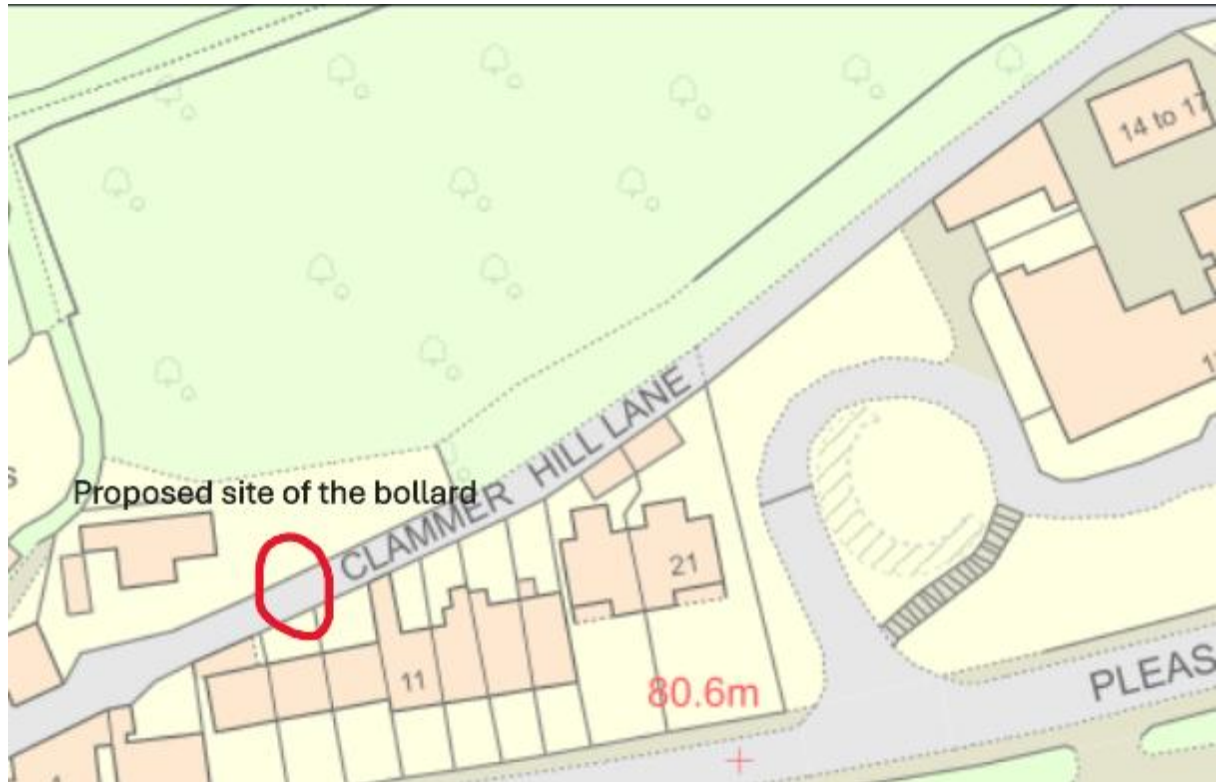
7. Council Action Plan objectives supported

n/a

8. Recommendation

- 8.1. It is recommended that the Council **RESOLVES** that:
- a) The proposal to install a bollard is approved
 - b) The cost of the application to Somerset Council Highways is approved.
 - c) Once approved, Highways committee to delegate the necessary arrangements to the Deputy Town Clerk/Operations Manager.





Report subject	Land South of Kithill
Committee name	Planning & Highways Committee
Meeting date	Monday 12 th January 2026
Report author	Gemma Hughes, Town Clerk
Report contact details	townclerk@crewkerne-tc.gov.uk
Consultees	Somerset Council
Decision required?	Yes

1. Purpose

To set out the planning history and appeal outcome relating to the proposed housing development on Land South of Kithill, Crewkerne, and to invite Council to note the decision of the Planning Inspectorate and consider what, if any, further action it wishes to take.

2. Background information

2.1 In 2018, an outline planning application (18/01737/OUT) was submitted for residential development of up to 150 dwellings, together with public open space, landscaping and associated works, with access from Lang Road.

2.2 Crewkerne Town Council (CTC) formally objected to the application, and it was refused in September 2019.

3. Detailed Consideration

3.1 In May 2023 a reserved matters application (23/01295/REM) was submitted for approval of appearance, landscaping, layout and scale for 145 dwellings, public open space and a Local Equipped Area of Play (LEAP).

3.2 CTC objected to the application, and it was refused in July 2024. An appeal was then lodged against this refusal (ref: APP/E3335/W/24/3357969). CTC submitted a strong objection to the appeal.

3.3 On 21 November 2025, the Planning Inspectorate issued its decision, allowing the appeal and approving the Reserved Matters, namely the Appearance, Landscaping, Layout and Scale details submitted pursuant to condition 1 of outline planning permission ref: 18/01737/OUT (dated 17 June 2020). The approval is subject to the conditions set out in the Inspector's decision notice.

3.4 The Inspector's decision is final, and there is no right for the Town Council to appeal against a determination made by the Planning Inspectorate. The development may now proceed in accordance with the approved plans and conditions.

4. Financial implications

n/a

5. Equalities considerations

n/a

6. Crime and Disorder considerations

n/a

7. Council Action Plan objectives supported

n/a

8. Recommendation

- 8.1. It is recommended that the council:
- a) notes the planning history and the decision of the Planning Inspectorate dated 21 November 2025, which allows the appeal and approves the Reserved Matters application; and
 - b) acknowledges that there is no right of appeal against a Planning Inspectorate decision; and
 - c) resolves whether it wishes to take any further action

	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 Oct 25: Revised planning application	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 Oct 25: Highways have sent a gully clearance schedule	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 neighbouring Parish. June 25: Awaiting result of the Tilia appeal July 25: Public consultation undertaken. Dec 25: Tilia application now approved. Network Rail will be at the Henhayes Centre on 28 th Jan from 10.30 to discuss the proposal	Network Rail/SCC Footpaths officer. NMA refused Jan 23.	Ongoing
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 Oct 25: The tree has been cut down Dec 25: New tree officer in place, MB to ask for a quotation to remove the stump and replant.	Town Clerk	Ongoing
Dec 22	Faded road markings – zebra crossing outside	Responsibility – SC?	SC to refurbish car park markings South Street – date to be confirmed. Mark ups in car park Sept 23 – Somerset Council	Town Clerk	Ongoing

	Waitrose/Library also junction of Wynnstay with North Street.	Responsibility – Private ownership?	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 resolved before reviewing the crossing.		
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 Oct 25: No reply from the SC officer	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 Oct 25: Beechwood Drive and Kithill installed. Thomson Drive is awaiting Highways approval. Nov 25: It is not possible to install one at Thomson Drive at the top of the hill as there is no grass verge available	Deputy Clerk	Ongoing
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