

Minutes of a meeting of the PLANNING AND HIGHWAYS COMMITTEE held in the Council Chamber, Town Hall, Market Square, Crewkerne on Monday 12<sup>th</sup> January 2026 at 18.45.

**PRESENT:**

Councillors M. Best, N. Draycott, D. Livesley, P. Maxwell, J. Nathan (Chair), C. Rawe, A. Samuel and A. Stuart

In attendance: G. Hughes (Town Clerk), S. Syeda Bowen (Deputy Clerk) and members of the public

**059 TO NOTE APOLOGIES FOR ABSENCE**

25/26

Apologies were received from Councillors. S. Ashton, K. Head, J. Morris (personal) and S. Woodland (unwell).

**060 DECLARATIONS OF INTEREST**

25/26

Councillor Stuart declared an interest in agenda item 068/2526 as she resides in the vicinity.

**061 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 10<sup>th</sup> November 2025 be APPROVED.

**062 OPEN FORUM**

25/26

A member of the public raised concerns regarding planning application 25/02998/DOC1 (Land South of Kithill, Crewkerne), Condition 16, citing that the road was not wide enough to meet requirements. Councillor Best explained that the applicant must submit plans to Highways and these be approved before any works can commence, noting that the conditions were set by the Planning Inspector.

A resident requested that a paper copy of any submitted plans for Condition 16 be made available to the public. They also referred to the history of Miller's Garage and were advised that the funds had been transferred to the Corporate Capital Contingency Fund and were no longer earmarked.

A query was raised regarding the covenant at Henhayes Recreation Ground. Councillor Best understood that payment had been made from South Somerset District Council to Somerset County Councillors to lift the covenant, but would check to clarify.

**063 TO RECEIVE THE CLERK'S UPDATE REPORT**

25/26

- South Street will be closed from Blacknell Lane to the Kithill junction from 12 January 2026 for five days to allow repairs to defective reinstatement works.
- Curriott Hill will be closed from 12 January 2026 for five days between 8am and 5pm for Wessex Water to repair a broken sewer.

**TO CONSIDER PLANNING APPLICATIONS**

- 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.
- Councillors had no objections, and AGREED to support the two applications for this property
- 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).
- Councillors requested further information on Condition 29. It was noted that the road will be unadopted, and clarification was sought on whether the developer will maintain the associated lighting.
- 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.
- Councillors noted that the application sought to replace one extension with another and AGREED to support the application.

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.

Councillors noted that the shop frontage would be retained for future use and AGREED to support this.

065

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

25/26

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

066

**MILLER'S GARAGE**

25/26

To reconsider the position regarding the previously earmarked car park funds

It was proposed that a letter be sent to the relevant Somerset Council portfolio holder to confirm that the planning permission including the technical start remains registered. Clarification was also sought as to whether the covenant relating to Henhayes still applies.

It was AGREED for the Town Clerk to draft and send the letter.

067

**TAYLOR WIMPEY / HIGHWAYS**

25/26

To consider inviting representatives to a meeting

Following a meeting between Crewkerne Town Council and Taylor Wimpey, Councillor Best confirmed that a meeting between Somerset Council and Taylor Wimpey has taken place and progress is being made.

The Clerk was asked to include updates in future Planning & Highways agendas.

068

**CLAMMER HILL LANE**

25/26

To discuss the installation of a bollard

Councillor Stuart commented that she felt that the problem was occasional rather than frequent and it was noted that vehicular access is required up to No 21.

Councillor Stuart left the room.

Councillors discussed the proposal and AGREED that improved signage would be more beneficial, delegating the necessary arrangements to the Deputy Clerk.

Councillor Stuart returned to the room.

069     **LAND SOUTH OF KITHILL PLANNING APPROVAL**

25/26     To determine any next steps

Councillor Best confirmed that the Planning Officer is aware of the significance of Condition 16 and no progress can be made until it is fulfilled.

A member of the public spoke regarding the proposed footpath changes. The Chair noted that Network Rail will attend the Henhayes Centre on Wednesday 28<sup>th</sup> January to discuss the proposal, highlighting that the footpath lies within the Parish of West Crewkerne.

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

25/26

The following matters were noted:

- Councillors have been asked to check the gullies in their respective sections and report back to the Deputy Clerk.
- Councillor Best reported he is meeting with the Somerset Council Tree Officer to obtain a quotation for removing the tree stump in Market Street and replanting, and to clarify ownership of the dead trees outside the Henhayes Centre.
- The Clerk was asked to report the out-of-service streetlights from Station Road to Blacknell Lane. Councillors queried progress on the damaged lamp post in the churchyard. The clerk explained that this is being handled with between Somerset Council and the contractor's insurance company.

071     **DATE OF NEXT MEETING**

25/26

Monday 9<sup>th</sup> February 2026, 18.45 in the Council Chamber, Town Hall, Market Square

The meeting closed at 19.30

**Signed:** .....

**Dated:** .....

PL12JANUARY26