

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

PRESENT:

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

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

034 TO NOTE APOLOGIES FOR ABSENCE

26/27

Councillors: R. Cosgrove, N. Draycott, K. Head, J. Morris and A. Samuel (personal reasons)

The reasons for absence were APPROVED.

035 DECLARATIONS OF INTEREST

26/27

No declarations of interest were made.

036 TO CONFIRM THE MINUTES OF THE PREVIOUS MEETING

26/27

It was AGREED that the minutes of the Planning and Highways Committee held on Monday 7th September 2026 be APPROVED.

037 OPEN FORUM

26/27

Two members of the public raised concerns regarding the Planning applications regarding the Land South of Kithill.

The first requested clarification of the proposed Deed of Variation, for Application 26/02256/DPO. The Clerk agreed to investigate and report back.

The second commented on 26/02228/S73, and raised the following concerns:

- The landscaping plans appeared to cover Phase 1 only, did not reflect the agreed whole-site plan and omitted screening along the footpath.
- Planting at the Lang Road entrance would require widening the existing field entrance.
- Construction of a section of the internal road could constitute commencement of development.
- The passive railway crossing should be closed before development commences; therefore, the condition should not be varied.
- Condition 16, relating to the widening of Cathole Bridge Road, had only been partially discharged, as the Section 278 technical drawings remained to be agreed. Tilia had previously indicated that the condition would be resubmitted once the drawings were agreed.
- Condition 4, application 26/02229/DOC1, relates to the landscaping plan, but only covers two of the nine fields.

038 TO RECEIVE THE CLERK'S UPDATE REPORT

26/27

The Clerk gave the following updates on road closures:

- 14th-15th October, 19-0600, emergency closure of East Street, Crewkerne.
- Drainage works causing closure of North Street, Crewkerne
- Earthworks on Kithill, Crewkerne.
- Principal resurfacing causing closure of West Street, Crewkerne.
- In 2027, there will be a footway closure of Thomson Drive, Crewkerne.

A pothole on the trading estate was reported to Somerset Council.

039 **TERMS OF REFERENCE: to review and approve an updated Terms of Reference:**

26/27

- Planning and Highways
The updated Terms of Reference were AGREED.
- Neighbourhood Plan Steering Group
The updated Terms of Reference were AGREED.

040 **TO NOTE CORRESPONDENCE REGARDING A REQUEST FOR A ONE-WAY TRAFFIC RESTRICTION**

26/27

Councillors noted a letter from a local business to Somerset Council regarding a request for a one-way traffic restriction.

041 **TO CONSIDER PLANNING APPLICATIONS**
NEW APPLICATIONS – SOMERSET COUNCIL

26/27

26/01425/HOU **4 Fox Meadows, Crewkerne TA18 7QW**
Retrospective application for raised patio.

Somerset Council rejected the application before the council could comment. NOTIFICATION ONLY.

26/02228/S73 **Land South of Kithill, Crewkerne TA18**
S73 application to vary conditions No. 18 and No. 19 of Outline application 18/01737/OUT for residential development of up to 150 dwellings, public open space, landscaping and associated works with access from Lang Road, so as to allow for green infrastructure enabling and implementation works to be undertaken prior to the stopping up of public right of way CH27/21 and construction of visibility splays off Lang Road.

Councillors resolved to OBJECT, noting that the green infrastructure being implemented prior to construction could be viewed as a technical start. Councillors wished to see further information.

26/02229/DOC1 **Land South of Kithill, Crewkerne TA18**
Discharge of Condition No. 04 (Landscaping) of Planning Application 23/01295/REM - Reserved Matters Application for the approval of layout, scale, appearance and landscaping following outline approval 18/01737/OUT allowed on appeal (APP/E3335/W/24/3357969) Green infrastructure implementation and enabling works to fully discharge the condition for phase 1 works.

Councillors resolved to OBJECT, as only a partial plan has been put forward.

26/02137/COL **63 Bushfield Road, Crewkerne TA18 8HW**

Application for Lawful Development Certificate for proposed construction of a single-storey extension on the rear elevation of the dwelling to combine and enlarge the kitchen/dining area and enlarge and convert the small office space into a 3rd bedroom, together with creating a new side entrance onto the rear garden.

Councillors resolved to SUPPORT the application.

042

26/27

TO RECEIVE PLANNING DECISION NOTICES FROM SOMERSET COUNCIL

26/02296/TCA

10 Belle Vue Terrace, Middle Path, Crewkerne TA18 8HD

Notification of intent to carry out Tree Surgery Works to No.1 Tree within a Conservation Area. T1 - Corkscrew willow - Reduce the crown of the existing Corkscrew Willow by approximately 50% of its current size, maintaining a balanced, natural shape where practicable.

NOTIFICATION ONLY

26/02295/TCA

1 Gouldsbarton, Crewkerne TA18 7HT

Notification of intent to Fell No. 1 Tree within a Conservation Area. T1 - Ash - Fell one mature Ash tree to ground level. Remove all branches, timber, A visual inspection was carried out on a mature Ash tree located within a courtyard. The tree exhibits a bifurcated stem with a co-dominant union. The stem union is characterised by included bark, resulting in a weak attachment and increasing the potential for structural failure. During the inspection, a pocket of decay was identified at the base of the tree. A probe test was undertaken to assess the extent of the decay. The probe penetrated approximately 500 mm into the decayed cavity, indicating significant degradation of the basal woody tissues and a substantial loss of sound structural wood. The combination of the included bark at the co-dominant stem union and the extensive basal decay significantly compromises the structural integrity of the tree. The tree is situated within an enclosed courtyard, with residential buildings surrounding it and all structures lying within the potential fall zone. Consequently, there is a high-value target area with the potential for significant property damage and an unacceptable level of risk to occupants should the tree or a major stem fail.

NOTIFICATION ONLY

26/02207/TCA

Glebe Cottage, 2 Gouldsbrook Terrace, Crewkerne TA18 7JY

Notification of intent to carry out Tree Surgery works to No 3 Tree's within a Conservation Area T1= Lime, 15m in height, re-pollard to old pruning points, leaving tree at 12m. T2 & T3 = Lime trees, 18m in height, pollard by 50% to 9m. These are tall leggy trees. These trees grow directly on the boundary hard against the neighbouring property on Church walk. So this work is to maintain safety to the surrounding properties whilst retaining the trees.

NOTIFICATION ONLY

26/02185/TCA

So Shy Cottage, 4B Market Street, Crewkerne TA18 7JA

Notification of intent to reduce the height by half and reduce the laterals by 1.5m to No.01 Bay tree (T1) included within Conservation Area.

NOTIFICATION ONLY

26/02151/TCA

Townsend Cemetery Mount Pleasant Crewkerne Somerset TA18 7AH

Notification of intent to monolith to a height of 12 to 15ft No.01 Quercus Ilex (T13) included within Conservation Area.

NOTIFICATION ONLY

26/01594/S73A

Winyard View Hewish Lane Crewkerne Somerset TA18 8RE

S73A application to vary condition 02(approved plans) to allow minor changes to elevations and garage plans, and discharge conditions 05 (septic tank), 07 (lighting), 10 (biodiversity) and 12 (landscaping), relating to planning application 21/03833/FUL for Change of use from agricultural to residential land, Erection of a detached dwelling, detached garage & formation of new access.

APPROVED

26/00733/DOC1

Land South Of Crewkerne Key Site Off Station Road Crewkerne TA18 8AE

Discharge of condition No.10 (Sustainable Surface Water Drainage Scheme) of planning application 24/02059/FUL

CONDITIONS DISCHARGED

26/01369/FUL

Crewkerne Post Office 5A East Street Crewkerne Somerset TA18 7AB

Replacement of shopfront windows and door in poor condition, on a like-for-like basis. New louvre apertures, new AC condenser to replace existing condenser, and replacement of rear door to rear elevation. Internal alterations to include new fixed furniture, new internal partitions, floor finishes, wall finishes and ceiling finishes.

APPROVED

26/01370/LBC

Crewkerne Post Office 5A East Street Crewkerne Somerset TA18 7AB

Replacement of shopfront windows and door in poor condition, on a like-for-like basis. New louvre apertures, new AC condenser to replace existing condenser, and replacement of rear door to rear elevation. Internal alterations to include new fixed furniture, new internal partitions, floor finishes, wall finishes and ceiling finishes.

APPROVED

26/01371/ADV

Crewkerne Post Office 5A East Street Crewkerne Somerset TA18 7AB

Installation of 1no. external illuminated fascia sign, 1no. external illuminated projecting sign, 3no. illuminated posters inside shopfront windows, 1no. vinyl community message and 1no. external ATM and 2no. non-illuminated signs positioned on front door (opening hours sign, and CCTV sign).

APPROVED

043 **RECEIVE THE UPDATED ACTION STATUS REPORT**

26/27

The following matters were noted:

- Rose Lane – The wall has been rebuilt and the equipment has been removed.

Councillors further noted:

- PoundLand has now closed and PoundStretcher are advertising for staff.
- The Speed Indicator Devices are on Ashlands Road and Chard Road.

033 **DATE OF NEXT MEETING**

26/27

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

The meeting closed at 19.12

Signed:

Dated:

PL12OCTOBER26