

Minutes of a meeting of the PLANNING AND HIGHWAYS COMMITTEE held in the Council Chamber, Town Hall, Market Square, Crewkerne on Monday 13th July 2026 at 18.45.

PRESENT:

Councillors, R. Cosgrove, N. Draycott, K. Head, D. Livesley, J. Morris, J. Nathan (Chair), C. Rawe, A. Samuel and A. Stuart

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

011 TO NOTE APOLOGIES FOR ABSENCE

26/27

Councillors: S. Ashton (work commitments), M. Best and P Maxwell (personal)

012 DECLARATIONS OF INTEREST

26/27

The Deputy Clerk declared an interest in planning applications 26/01370/LBC and 26/01369/FUL as she is an employee of the applicant. It was confirmed that the Town Clerk would minute this item and submit the planning comments.

013 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 8th June 2026 be APPROVED.

014 OPEN FORUM

26/27

- One member of the public requested an assessment take place between the CLR relief road completion and any proposed one-way system around Crewkerne
- Two members of the public objected against the retrospective planning application 26/01425/HOU, 4 Fox Meadows, due to the loss of privacy this has caused.
- One member of the public objected against the planning application to propose lighting up the Lucombe Oak.

015 TAYLOR WIMPEY / HIGHWAYS

26/27

A representative provided an update on the current position:

- The Station Road junction is due to be completed by end of August 2026
- It is expected that the Blacknell Link Lane will be completed and opened for use by the end of October.
- The Yeovil Road Section 278 Agreement has been bonded, so Taylor Wimpey are awaiting Technical Approval.
- The foul water connection is due to be made over 2 weeks, commencing 10th August.
- The foul pump station is due to be completed by the end of January 2027.
- Taylor Wimpey expect to have completed these works by the end of 2027 / beginning of 2028.
- The pending reserved matters application has been amended with regard to Tree 2446

- Taylor Wimpey have submitted 2 identical applications for the Wetlands Appeal, requesting Approval with Conditions to provide a Habitat Management & Monitoring Plan
- The requested fence work for the open space transfer to take place, will soon take place, along with the clearance works.

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

26/27

The clerk gave the following updates:

- The yellow box junction outside the Fire Station has been completed.
- Both of the potholes on the Waitrose bend have been filled.
- Planning application 25/01470/FUL, Former Millers Garage and Field to Rear (south) of Nos. 20-42A, East Street, Crewkerne, is still showing as still awaiting a decision, so could not be added to the current agenda.
- Christchurch Court – The clerk has written to the owners of the property regarding the trees and vegetation causing obstruction to the pavement.
- All councillors' addresses have been redacted from the public access.
- A356 Station Road closure – from 10th to 14th August between 07-1900 daily.
- Other July road closures on Ashlands Road and A30 (west side) will take place simultaneously, during the school holidays. Dates to be advised.

017 **TO CONSIDER PLANNING APPLICATIONS**

26/27

NEW APPLICATIONS – SOMERSET COUNCIL

26/01452/DOC1 **The George Reynolds Centre South Street Crewkerne Somerset TA18 8DA**
Discharge of Condition No. 12 (External Lighting) of Planning Application 10/04095/FUL.

NOTIFICATION ONLY

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

Councillors voted to OBJECT, noting that the raised patio causes significant overlooking and loss of privacy to neighbouring properties, including direct views into gardens and bedroom windows. They considered that garden furniture would further increase its intrusive impact and that planting would not provide an effective or timely screening solution, with no provision for screening within the hard landscaping.

26/01385/COU **Shield House Blacknell Lane Crewkerne Somerset TA18 7HE**
To subdivide an existing Class B2 General Industrial Unit into three units and change their use to Class B2, B8 and Class E(C)(D)(F) & (G)

Councillors AGREED to support this application, noting that the plans would be a more attractive offering as smaller, more varied use units.

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 and new AC condenser to replace existing condenser to rear elevation. Internal alterations to include new fixed

furniture, new internal partitions, floor finishes, wall finishes and ceiling finishes.

Councillors AGREED to support the application.

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 and new AC condenser to replace existing condenser to rear elevation. Internal alterations to include new fixed furniture, new internal partitions, floor finishes, wall finishes and ceiling finishes.

Councillors AGREED to support the application.

018

TO CONSIDER NEW PLANNING APPEALS

26/27 25/01693/FUL

Land At 346017 109612 Higher Easthams Lane Crewkerne Somerset

Creation of a wetland with associated development including construction of an in take/out-take to the Viney Brook, earthworks and landscaping and excavation of land.

Councillors voted that APPLICATION PERMITTED WITH CONDITIONS to ensure HMMP and access is provided prior to work commences.

019

TO RECEIVE PLANNING DECISION NOTICES FROM SOMERSET COUNCIL

26/27 26/01363/DOC1

North Street Trading Estate North Street Crewkerne Somerset TA18 7AW

Discharge of Condition No 14 (Verification Report) of planning application 21/02193/S73A

CONDITIONS DISCHARGED

26/01191/NMA

North Street Trading Estate North Street Crewkerne Somerset TA18 7AW

Non Material amendment to approved application 21/02193/S73A to amend Condition 29 (Street Lighting) - minor changes to layout and design.

APPLICATION PERMITTED

26/00962/TCA

The Orchards Orchard Lane Crewkerne Somerset TA18 7AF

Notification of intent to carry out Tree Surgery works to No. 1 Tree within a Conservation Area. T1 Robinia pseudo acacia, Carry out the removal of mistletoe, dead, diseased, damaged and defected limbs, carry out a 10% crown thin. Safety prune is required to remove the risk of further limbs falling. To reduce risk of weighted branches especially over the Orchard Lane. To promote vigour and good health.

NOTIFICATION ONLY

26/00936/HOU

26 Court Barton Crewkerne Somerset TA18 7HP

Proposed Rear First Floor Extension. Replacement door and windows to front elevation

APPLICATION PERMITTED WITH CONDITIONS

26/00710/FUL **Former Denholm Industrial Services Blacknell Lane Crewkerne TA18 7HE**
Erection of steel framed and plastisol coated profiled steel cladded storage building.

APPLICATION PERMITTED WITH CONDITIONS

26/00693/FUL **North Street Trading Estate North Street Crewkerne Somerset TA18 7AW**
Public realm artwork installation

APPLICATION PERMITTED WITH CONDITIONS

26/00476/FUL **Land Rear Of 20 Market Street Crewkerne Somerset TA18 7LA**
Demolition of detached timber frame storage building and prefabricated garage building. Change of use and the construction of a terrace of 3No. two storey dwelling houses with amenity areas and car port for parking. Improvements to existing parking area (re-submission of 24/02221/FUL)

APPLICATION PERMITTED WITH CONDITIONS

020
26/27 **LOCALPLAN:** To consider a response to the consultation

Councillors AGREED for the Deputy Clerk to reply to the consultation in line with the draft Crewkerne Neighbourhood Plan.

021
26/27 **HENLEY FOOTPATH DIVERSION:** To determine whether to maintain the Council's objection

Councillors voted to maintain their OBJECTIONS and additionally noted that the new footpath will provide pedestrians with even less defence against fast-moving traffic.

022
26/27 **RECEIVE THE UPDATED ACTION STATUS REPORT**

The following matters were noted:

- Rose Lane wall – the wall has been deconstructed and is being rebuilt.
- Gullies - It was noted that the gully along North Street is blocked and the water flows to the Town Hall. A further gully on East Street also needs to be cleared.
- A bollard on Mount Pleasant is damaged and needs to be replaced.
- Gouldsbrook Terrace – vegetation has been cut back by Highways but the wall is still crumbling and causing a hazard for vulnerable pedestrians. Clerk to check if Highways can do any further remedial work.

Councillors further noted:

- The potholes along Langmead Road have worsened.
- Redundant roadworks signs around the town were reported to clerks for collection.
- The Viney Bridge Mills building has been advertised for sale at auction.
- The Hermitage Street yellow box is not complete.

023
26/27 **DATE OF NEXT MEETING**

Monday 10th August 2026, 18.45 in the Council Chamber, Town Hall, Market Square

The meeting closed at 20.05

Signed:

Dated:

PL13JULY26

DRAFT