

Minutes of a meeting of the PLANNING AND HIGHWAYS COMMITTEE held in the Council Chamber, Town Hall, Market Square, Crewkerne on Monday 8th June 2026 at 18.45.

PRESENT:

Councillors S. Ashton, M. Best, R. Cosgrove, N. Draycott, K. Head, D. Livesley, P. Maxwell, J. Morris, J. Nathan (Chair), C. Rawe, A. Samuel and A. Stuart

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

001 **TO NOTE APOLOGIES FOR ABSENCE**
26/27

All councillors were present.

002 **DECLARATIONS OF INTEREST**
26/27

No declarations of interest were made.

003 **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 11th May 2026 be APPROVED.

004 **OPEN FORUM**
26/27

One member of the public spoke regarding the proposed footpath diversion at the Henley Crossing. Concerns were raised that the diversion would create additional hazards, particularly where the path becomes flooded, making it difficult and potentially dangerous.

- Network Rail have applied different pavement width requirements. It was noted that Crewkerne Town Council objected to the proposal and the site falls within the jurisdiction of West Crewkerne Parish Council.

- Concerns were raised regarding the risk assessment process. The Henley Crossing assessment was undertaken over a 25-day period, whereas the road crossing assessment was based on approximately 30 minutes of observation.

- The proposed route includes a wooden stile and a cattle pen. It was noted that, for the Order to proceed, the stile would need to be replaced with an accessible gate, which Network Rail would be required to install.

005 **TO RECEIVE THE CLERK'S UPDATE REPORT**
26/27

The clerk gave the following updates:

- Network Rail has officially started the process to close the current footpath railway crossing (CH27/21) and redirect walkers to the new 1.2-metre-wide path at the Automatic Half Barrier (AHB) level crossing on Cathole Bridge Road.

- Notices have been posted at the site, and anyone wishing to comment or object to the proposal must do so by 24 June 2026.

- 25/01470/FUL **Former Millers Garage and Field to Rear (south) of Nos. 20-42A, East Street, Crewkerne**

Further to the Somerset P&H Committee meeting on Tuesday 21st April, when the application was agreed, the portal is showing the application as STILL AWAITING A DECISION, so could not be added to the current agenda.

- There is an Introduction to Planning meeting planned for Friday 19th June 2026 at 1845, at the George Reynolds Centre, Beech Suite.

006 **TO CONSIDER PLANNING APPLICATIONS**

26/27

New Applications – Somerset Council

26/00263/FUL **18 Abbey Street Crewkerne Somerset TA18 7HY**
Change of use of rear extension to attached one bed dwelling (3rd and last stage of conversion from formally a surgery, then a school, into, finally, 1 bed dwellings).

Councillors asked the clerk to submit COMMENTS ONLY to request detailed plans to scale as it was difficult to make a decision as the plans were lacking information. Councillors noted lack of clarity of accommodation size, location of storage areas and the proposed development would result in a lack of consistency in window style, detracting from the overall character and appearance of the building.

23/00007/REM **Crewkerne Key Site 1 Land East Of Crewkerne Between A30 And A356 Yeovil Road Crewkerne Somerset TA18 7HE**
Approval of reserved matters for appearance, landscaping, layout and scale for 525 dwellings and associated development following outline approval of 05/00661/OUT (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) as amended by 19/03482/S73 and 21/03005/S73.

Councillors resolved to OBJECT to the application. Whilst supporting the principle of development, Councillors considered that the proposed layout requires amendment, noting that concerns raised by consultees have not been adequately addressed, including matters relating to flooding. Councillors expressed strong concern that the current layout would encroach upon the Root Protection Areas of trees subject to Tree Preservation Orders. These trees are owned by the Town Council and form an important boundary to the cemetery. Councillors fully supported the Tree Officer's comments. The impact on the protected trees must be reconsidered.

It was also noted that the application documentation remains ambiguous, continuing to refer to a proposed primary school which is no longer part of the development.

007 **To receive planning decision notices from Somerset Council**

26/27

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.

NOTIFICATION ONLY

26/00894/DOC1 **Land Adjacent Cloudshill Hewish Lane Crewkerne Somerset**



Discharge of Condition No. 4 (External Lighting) and No. 12 (Materials) of Planning Application 25/01453/S73.

CONDITIONS DISCHARGED

008 **TAYLOR WIMPEY / HIGHWAYS**

26/27

The Taylor Wimpey representative was unavailable to provide an update on this occasion. Councillors requested that the Clerk invite Taylor Wimpey to attend the next Committee meeting on 13th July with the plans and any updates.

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

26/27

The following matters were noted:

- Miller's Garage – Application has been approved by Somerset Council. Councillors questioned whether Somerset Council would adopt the car park if it is not built to the application specifications.
- Broken lamp in Churchyard – Clerk to add this to the Action Status Report for monitoring.
- Gullies - It was noted that some gullies had not been cleared in accordance with the Somerset Council Verge Maintenance Schedule. The Clerk was asked to email individual councillors to remind them to inspect their allotted gullies and report any issues.
- Tree stump - No progress on removal of stump; it may be beneficial to wait until the link road has been completed. Crewkerne in Bloom previously offered to create a planter.
- Gouldsbrook Terrace – vegetation not yet cut back by Highways.
- Rose Lane wall – Capping stones are falling.

Councillors further noted:

- Brickyard Lane – A member of the public has expressed an interest in maintaining the garden area. Councillors noted that the paperwork and licences are in place to work on this, but previous edging has been stolen, and the land is frequently parked on, although Police can issue enforcement warnings and tickets.
- Hermitage Street – Parking enforcement is being considered by Somerset Council for the bottom of the street.
- Christchurch Court – The tree is now growing onto the path causing an obstruction to the pavement. The Clerk was asked to search the Land Registry to ascertain ownership.

010 **DATE OF NEXT MEETING**

26/27

Monday 13th July 2026, 18.45 in the Council Chamber, Town Hall, Market Square

The meeting closed at 19.44

Signed:

Dated:

PL8JUNE26