

CREWKERNE TOWN COUNCIL

Minutes of a meeting of the PLANNING AND HIGHWAYS COMMITTEE held in the Victoria Hall on Monday 8 July 2019 at 6.45 p.m.

PRESENT:

Cllrs. J. Roundell Greene, (Chairman), C. Aslett, M. Best, R. Cottle, B. Hartshorn, K. Head, B. Hodgson, R. Pailthorpe and D. Wakeman.

In attendance:

Town Clerk P. Davidson, Deputy Clerk L. Gowers, 1 member of the press and 60 members of the public.

23 APOLOGIES

19/20

Apologies for absence were received from Cllrs. A. Smith (unwell), A. Stuart (personal) and A. Vaughan (personal).

24 OPEN FORUM

19/20

Planning application 18/01737/OUT (land south of Kithill)

Several members of the public spoke in objection to planning application 18/01737/OUT, highlighting the additional traffic that the proposed development would generate on an already inadequate road network and the additional strain that 150 new dwellings would place on the already severely strained town infrastructure.

The Chairman thanked the contributors for their valuable inputs and assured them that the Council would take heed of these views in considering their response to this application.

Parking on the road in front of De Combe House

A member of the public pointed out that the parking in Mount Pleasant was also used by East Street residents and that it provided useful overflow parking when there was no space further down the road. It was also pointed out that on a previous occasion, the police had supported parking on the road at this point as it ensured that traffic slowed down coming into and leaving the town.

25 TO CONFIRM THE MINUTES OF THE PREVIOUS MEETING

19/20

It was **AGREED** that the minutes of the meeting of the Planning and Highways Committee held on Monday 10 June 2019 be **APPROVED**.

26 DECLARATIONS OF INTEREST

19/20

Cllrs. Best, Head and Pailthorpe all declared a personal interest in agenda item 6, planning applications 18/02562/FUL and 18/02563/LBC (land rear of 20 South Street, Crewkerne) and Cllrs. Hartshorn and Hodgson declared a prejudicial interest in the same applications.

27 TO RECEIVE THE CLERK'S UPDATE REPORT

19/20

The Deputy Clerk reported that Hermitage Street would be closed from 22 July 2019, from the junction with Pulmans Lane, northwards, for a distance of 60 metres for 12 days. This

was to enable Western Power Distribution to carry out excavation works to install new electricity cables.

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19/20

TO CONSIDER PLANNING APPLICATIONS

Cllrs. Hartshorn and Hodgson left the meeting for this item.

18/02562/FUL **Land Rear of 20 South Street, Crewkerne TA18 8DA**
18/02563/LBC Demolition of existing buildings, the conversion of existing barns to form 2 No. residential dwellings and the erection of 1 No. new dwelling house.
Amended application: Enlargement of the extent of the site to include the conversion of “Barn A” into a single 3-bedroom dwelling.
RECOMMEND APPROVAL

Cllrs. Hartshorn and Hodgson re-joined the meeting.

19/01465/LBC **Poples End, Poples Well, Crewkerne TA18 7ES**
The carrying out of internal alterations to create new ensuite bathroom.
RECOMMEND APPROVAL

18/01737/OUT **Land South of Kithill, Crewkerne**
Outline application for residential development of up to 150 dwellings, public open space, landscaping and associated works with access from Lang Road.

Including the following amended plans/additional information to the above application:

19 October 2018

- Addendum to the Transport Assessment

24 June 2019

- Proposed off site carriageway works
- Transport Assessment Addendum

RECOMMEND REFUSAL on the grounds that the proposed development is in an unsustainable location in terms of both the traffic impact on an already inadequate highways network and the lack of any associated improvements to local infrastructure.

These points are set out in more detail below.

1. Traffic impact

1.1 The Town Council strongly supports the position put forward by Highways in their letter of 22 August 2018, where they state the following:

- *“this planning application would represent a significant traffic impact on Cathole Bridge Road that could potentially represent a severe highway safety concern.”*
- *“Cathole Bridge Road by reason of its restricted width is considered unsuitable to serve as a means of access to the proposed development.*

The proposal is therefore contrary to Section 9 of the National Planning Policy Framework (NPPF) and Policy TA5 of the South Somerset District Local Plan.”

- *“The proposal is contrary to Section 9 of the NPPF and Policy TA5 of the South Somerset District Local Plan since the increased introduction of conflicting traffic movements onto Cathole Bridge Road, such as would be generated by the proposed development, would be prejudicial to highway safety.”*

- 1.2 The Town Council supports the Highways’ analysis that 57% of development traffic would use Cathole Bridge Road and considers that the estimate of 9% put forward by the applicant is grossly understated.
- 1.3 The junction of Lang Road and Cathole Bridge Road has very poor visibility and the vision splay of the junction of Cathole Bridge Road and Lyme Road, from the direction of Roundham, is so poor as to be positively dangerous. The Town Council is extremely concerned that the increased traffic generated by the proposed development would further compromise safety at these junctions.
- 1.4 The Town Council are strongly critical of the so-called “improvements” to Cathole Bridge Road put forward by the applicant in the 24 June 2019 amendment, which consist merely of formalising the currently informal passing places and in cutting back of verges to attempt to marginally widen the available carriageway and increase visibility. The fact remains that Cathole Bridge Road is already wholly unsuitable as a carriageway for vehicles and this will be greatly exacerbated by the increase in traffic caused by the proposed development.
- 1.5 The Town Council is very concerned that there is only one access road into this development as this could compromise the ability of emergency vehicles to gain access to the development. The Council is also concerned that the access road is on the brow of a hill and, as a result, has very poor sightlines.
- 1.6 The Town Council consider it wholly unsatisfactory that the traffic survey conducted was very cursory, being undertaken over one day only, and that the traffic assessment uses data from the 2011 census.
- 1.7 The railway crossing on Cathole Bridge Road would cause increased traffic to back up onto the bend of Cathole Bridge Road.

2. Infrastructure

The Town Council is very concerned that the town’s existing infrastructure is barely coping, as evidenced by the fact that:

- There is frequently severe traffic congestion in the town centre.
- The schools are full.
- The GP surgery is struggling to meet demand.
- Public transport bus links are sparse.

The Town Council does not therefore support application 18/01737/OUT as it would mean 150 additional dwellings with no supporting infrastructure. With no additional local employment opportunities, many of the working-age residents of these 150 dwellings will need to travel by car to neighbouring towns for employment.

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19/20

TO RECEIVE PLANNING DECISION NOTICES FROM THE DISTRICT COUNCIL

19/01152/HOU **Railway House, Cathole Bridge Road, Crewkerne TA18 8PF**
Erection of two storey & first floor side extensions with balcony to include new roof over existing single storey & extension to existing raised terrace area to rear.
PERMISSION GRANTED WITH CONDITIONS

19/01173/HOU **68 Hermitage Street, Crewkerne TA18 8ET**
Demolition of a side extension and the erection of a single storey side extension to dwelling house.
PERMISSION GRANTED WITH CONDITIONS

19/01227/TCA **89 Hermitage Street, Crewkerne TA18 8EX**
Application to carry out tree works within a conservation area.
PERMISSION GRANTED

19/01231/HOU **19 Winyards View, Crewkerne TA18 8HZ**
The erection of a single storey extension.
PERMISSION GRANTED WITH CONDITIONS

19/01253/TPO **4 Lambourne Court, Crewkerne TA18 7DF**
Application to carry out tree surgery work to No. 1 Maple included within SSDC Tree Preservation Order (CREW 1) 1988.
PERMISSION GRANTED

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19/20

TO RECEIVE A REPORT FROM CLLR. ASLETT REGARDING PARKING AND OBSTRUCTIONS IN COURT BARTON, WEST STREET AND GOULDSBROOK TERRACE AND CONSIDER STEPS TO REDUCE THE CONGESTION

Cllr. Aslett reported that Court Barton, West Street and Gouldsbrook Terrace had become increasingly difficult to navigate due to parked cars and that cars were being parked inconsiderately and dangerously, often spilling onto the one-way system on the A30. He recommended that the issue be brought to the attention of Highways.

After discussion, it was **AGREED** that Cllr. Best would request a meeting with the **Highways engineer to discuss the possibility of marking “herring bone” parking bays on Court Barton and adding double yellow lines on the narrow part of the road.**

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19/20

TO RECEIVE A REPORT FROM CLLR. ASLETT REGARDING PARKING ON THE ROAD IN FRONT OF DE COMBE HOUSE AND CONSIDER REQUESTING COUNTY HIGHWAYS TO EXTEND THE DOUBLE YELLOW LINES IN FRONT OF THE BUILDING

Cllr. Aslett suggested that the double yellow lines should be extended on the road in front of De Combe House to discourage parking and alleviate traffic queuing to leave the town due to parked cars. Cllr. Best confirmed that he had already contacted the Highways engineer regarding Cllr. Aslett’s suggestion. The engineer had been reluctant to mark yellow lines on the same side of the road as De Combe House as it would force vehicles to park further up

the road and therefore nearer to the blind bend. The engineer did agree, however, to consider marking double yellow lines on the opposite side of the road to De Combe house.

After discussion it was agreed that the matter of double yellow lines outside De Combe House would be considered again once the Millers Garage car park was open, as this might have an impact on how residents park.

32
19/20 **TO RECEIVE ANY OTHER MATTERS OF REPORT**

Cllr. Head noted that the lines marking the exit of the top tier of the Waitrose car park were faded and that traffic often failed to stop. The Deputy Clerk was requested to alert Waitrose to this fact.

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19/20 **DATE OF NEXT MEETING**

Monday 12 August 2019 at 6.45 p.m. in the Council Chamber.

The meeting closed at 7.48 p.m.

Signed:

Dated: