

CREWKERNE TOWN COUNCIL

Minutes of a remote meeting of the PLANNING AND HIGHWAYS COMMITTEE on Monday 8 March 2021 at 6.45 p.m.

PRESENT:

Cllrs. C. Aslett (Chairman), M. Best, R. Cottle, B. Hodgson, R. Pailthorpe, J. Roberts, J. Roundell Greene, A. Stuart and D. Wakeman.

In attendance:

The Clerk P. Davidson, Deputy Clerk L. Gowers and approximately 10 members of the public (via YouTube).

98 TO NOTE APOLOGIES FOR ABSENCE

20/21

Apologies were received from Cllr. K. Head (unwell).

99 OPEN FORUM

20/21

Four members of the public wished to speak regarding:

The proposed Goldwell Farm development: A member of public objected to the proposed development and reported that he had objected to the previous application. He pointed out that, although there was a reduction in the number of properties being proposed, none of the issues raised in 2013 had been addressed: infrastructure, employment opportunities, recreation and leisure. He was also concerned about the safety of the proposed entrance which had now been located opposite Wadham School.

The old Nat West Building: A member of the public was very concerned about the damage to and the condition of the old Nat West Building following the recent fire. She requested that the Town Council pursue and report on the progress of various meetings between the loss adjusters, the owners and South Somerset District Council and push for the building to be put on the SSDC Historical Buildings Register.

A second member of the public, who was also the Chair of the Crewkerne Community Kitchen, requested that the Town Council consider taking control of the building to turn it into a community asset and to ensure that the building did not fall into disrepair.

Pavements: A member of the public referred to a previous incident when a resident tripped on paving slabs outside the hairdressers on Market Square. He noted that Highways had recently re-laid the paving slabs and asked if the Town Council was satisfied that the work had made the pavement safe.

100 TO CONFIRM THE MINUTES OF THE PREVIOUS MEETING

20/21

It was **AGREED** that the minutes of the Planning and Highways Committee held on Monday 11 January 2021 be **APPROVED**.

101 **DECLARATIONS OF INTEREST**

20/21

Cllr. Stuart declared a personal interest in Agenda item 6, planning application 20/03668/HOU

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

20/21

The Clerk reported that:

- Market Street would be closed from 1 April for preparation and resurfacing works.
- Cathole Bridge Road would be closed from 22 March, overnight for 15 nights.
- The Speed Indicator Device was currently located on East Street and data would be collected shortly before it was moved to its next location.
- Highways had informed the Deputy Clerk that the Town Centre inspections were not happening monthly at present due to the pandemic. Inspectors were reduced from 6 to 2, due to shielding, which was having a knock-on effect on the inspections.

103 **TO RECEIVE A PRESENTATION FROM NETWORK RAIL REGARDING
DIVERSION OF A FOOTPATH AND TO CONSIDER THE PROPOSAL**

20/21

A representative of Network Rail gave a short presentation regarding the proposed diversion of footpath CH33/66 and CH27/21 to enable the closure of Henley footpath level crossing. The crossing was in close proximity to the new housing development on land at the top of KitHill and the diversion was proposed as there was a concern about the effect of the development on Network Rail's infrastructure and on public safety. Network Rail's opinion was that the sight line at the crossing was not sufficient for pedestrians to see any approaching trains and the solution was to divert the footpath to the nearest protected crossing at Cathole Bridge Road.

Network Rail assured the meeting that there would be local consultation which would be followed by a Section 119A application.

Councillors made the following points to Network Rail:

- The National Planning Inspectorate had given permission for the development to proceed only if the crossing was closed, therefore, if the additional houses were not built then foot traffic would not increase.
- The protected crossing on Cathole Bridge Road was on a blind bend on a very narrow lane, which did not have pavements. Therefore, it was argued that it could be more dangerous to divert pedestrians to this crossing.
- Clarification was requested about how the public consultation would be advertised. Network Rail confirmed that it would be via stakeholders and notices on the crossing. The section 119A would be submitted to Somerset County Council following the consultation.
- It was asked if Network Rail had a list of crossings that should be improved. Network Rail confirmed that Henley footpath crossing was on the list, but that there was a limited sum of money available. The development at KitHill enabled funds to be made available to make the crossing safer.
- A site visit to Cathole Bridge Road was essential for Network Rail to view the traffic over the crossing and the danger to pedestrians if the footpaths were

diverted. The development on KitHill would increase the vehicular and pedestrian traffic on to a dangerous road.

Network Rail assured Councillors that they wished to work alongside the Town Council to ensure the best outcome for the crossing. Councillors thanked the Network Rail representatives for attending the meeting and looked forward to inviting them back for further updates.

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20/21

TO CONSIDER PLANNING APPLICATIONS

- 20/02727/HOU** **3 Court Barton, Crewkerne TA18 7HP**
Erection of a single storey extension to front of dwelling.
RECOMMEND APPROVAL
- 20/03668/HOU** **43 East Street Crewkerne TA18 7AG**
Proposed demolition of rear portion of existing dwelling and erection of two storey rear and side extension, with single storey side extension.
Amended Application: Removal of “new parking bay and associated relocation of boundary wall” from application.
RECOMMEND APPROVAL
- 20/03708/OUT** **Land at Goldwell Farm, Yeovil Road, Crewkerne**
Outline application for the development of up to 85 dwellings with associated access and highway works, drainage and attenuation, open space, play area and landscaping (access to be determined, all other matters to be reserved).
Following discussion, the Town Council **RECOMMEND REFUSAL** on the following grounds:
- **Housing land supply:** given that SSDC can demonstrate a 6 year land supply, then there is no requirement for this additional housing.
 - **Impact on Crewkerne infrastructure:** given that Kithill and CLR are going ahead, this development will add further strain on Crewkerne’s infrastructure. To make things worse, the vast majority of CIL funding will be allocated to the parish of Merriott, even though that parish will not be impacted by the housing development.
 - **Access:** even more dangerous than the previous proposal.
 - **Impact on landscape character:** this was picked up in previous versions of this application, and nothing has changed.
 - Issues raised at the appeal of the previous planning application have not been addressed.
- 21/00398/HOU** **10 Station Road, Crewkerne TA18 8AJ**
Modifications to single storey rear extension, including change from flat to pitched roof.
RECOMMEND APPROVAL
- 21/00049/FUL** **The Workshops, Old Mill Lane, Crewkerne**
Conversion of premises to 2 dwellings.
Amended Application: Sections/Elevation/Site Plan (proposed) – Refuse/waste bin storage.
Recommend Refusal.

The Town Council supports residents' concerns regarding lack of parking and privacy. The building is currently in use as a commercial premises

To Note:

Notice of Order. Wildlife and Countryside Act 1981 – Section 53. The Somerset County Council (No. 2) Modification Order, 2016.

Notice has been given that the above referenced Order has been submitted to the Secretary of State for Environment, Food and Rural Affairs for determination.

The effect of the order, if confirmed without modifications will be:

Upgrade footpath CH33/36 to a Restricted Byway. Butts Quarry Lane.

Upgrade footpath CH33/35 to a Restricted Byway. Butts Quarry Lane.

Upgrade footpath CH33/34 to a Restricted Byway. Higher Easthams Lane.

NOTED

105
20/21

TO RECEIVE PLANNING DECISION NOTICES FROM THE DISTRICT COUNCIL

20/03573/TPO

Southern Phase of Crewkerne Key Site Off Station Road Crewkerne
Application to Fell No 3 Trees within South Somerset District Council
(CREW 2) 1993 Tree Preservation Order
APPLICATION WITHDRAWN

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20/21

CORRESPONDENCE

To receive correspondence regarding the preservation of the old Nat West building

Councillor Best confirmed that the responsibility for the building was with the owners, who were given a statutory time period to make it safe. South Somerset District Council would follow up with the owner to ensure the roof was made safe and watertight.

Cllr. Roundell-Greene suggested that the Town Council write to the owner of the building, pointing out that the building was now an eyesore and requesting that repairs be made to the building. Cllr. Hodgson pointed out that, realistically, it was unlikely that the owner of the building would be minded to take action, but SSDC did have the power to ensure that the building was made safe.

It was agreed that the Town Council should stay in contact with the Conservation Officer at SSDC and bring updates back to a future Planning and Highways meeting.

Following discussion regarding empty buildings generally, Cllr. Aslett suggested that a list of buildings in the town, in need of repair, was compiled.

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TO RECEIVE ANY OTHER MATTERS OF REPORT

Cllr. Best responded to the Member of the public's comments earlier in the meeting by advising that County Council's Highways allocated budget was not sufficient to cover all the work required in the County. This led to pavements being patched.

Cllr. Aslett reported that the paving slabs outside the Town Hall, opposite the solicitor's offices were rocking and in need of attention.

Cllr. Cottle requested an update on the repainting of road lines around the town. Cllr. Best confirmed that the lines were programmed for replacement once the bollards at the junction of South Street and Market Street were removed, and Market Street was resurfaced. This work was scheduled for the beginning of April.

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DATE OF NEXT MEETING

Monday 12 April 2021 at 6.45 p.m.

The meeting closed at 8.18 p.m.

Signed:

Dated: