

CREWKERNE TOWN COUNCIL

Minutes of a meeting of the PLANNING AND HIGHWAYS COMMITTEE held in the Council Chamber on Monday 11 February 2019 at 6.45 p.m.

PRESENT:

Cllrs. M. Best (Chairman), P. Bradly, Mrs K. Head, B. Hodgson, Mrs R. Jackson, Miss K. Pritchard and Mrs A. Singleton.

In attendance:

Town Clerk Mr P. Davidson, Deputy Clerk Ms L. Gowers, 1 member of the press and 5 members of the public.

72
18/19

APOLOGIES

Apologies for absence were received from Cllrs. C. Aslett (personal), R. Pailthorpe (personal), Mrs A. Stuart (personal), N. Sturtivant (unwell) and D. Wakeman (personal).

73
18/19

OPEN FORUM

A resident of Wyvern Court spoke regarding planning application 18/00754/FUL (Millers Garage). He stated that the residents of Wyvern Court did not object to the proposed car park. However, he expressed his concern that the proposed fence height of 1.5 m between Wyvern Court and the car park was not sufficient to ensure the privacy and security of the Wyvern Court residents. He therefore urged the Council to support his recommendation that the fence should be at least 1.83m in height.

The owner of 5 Market Street spoke regarding planning application 18/03714/COU (5 Market Street) and outlined the reasons behind his decision to apply for change of use. The family run delicatessen had become unsustainable in its current form and the family wanted to keep a business on Market Street.

74
18/19

TO CONFIRM THE MINUTES OF THE PREVIOUS MEETING

It was **AGREED that the minutes of the meeting of the Planning and Highways Committee held on Monday 14 January 2019 be APPROVED.**

75
18/19

DECLARATIONS OF INTEREST

Cllrs. Hodgson and Mrs Singleton declared a prejudicial interest in agenda item 6, planning applications 18/04076/FUL and 19/00199/LBC.

Cllrs. Mrs Head and Mrs Jackson declared a personal interest in agenda item 6, planning applications 18/04076/FUL, 19/00199/LBC and 18/03714/COU.

As District Councillors, Cllrs. Best and Mrs Singleton declared a personal interest in agenda item 6, planning application 18/00754/FUL (Millers Garage). The Chairman also pointed out that all Councillors had a personal interest in the application as it involved a small element of Town Council land. He therefore requested dispensation from the Clerk to allow Councillors to debate and vote on this application. The Clerk granted this request.

76

18/19

TO RECEIVE THE CLERK'S UPDATE REPORT

The Deputy Clerk reported that blocked gullies in Church Street and Market Street had been highlighted once again to Highways. The response from Highways indicated that these gullies had been cleaned in May 2018 and were on a 4-yearly cycle.

The Deputy Clerk was asked to check this with Highways as it was understood that gullies on a main road should be cleared every year.

Cllr. Mrs Singleton asked the Deputy Clerk if the use of AA signs had been investigated, for better signposting of the town. The Deputy Clerk confirmed that AA signs could only be used for temporary events or new housing developments.

77

18/19

TO CONSIDER PLANNING APPLICATIONS

18/00754/FUL

Amended Plans/Additional Information

Millers Garage, 22A East Street, Crewkerne TA18 7AG

Amendments:- Revised plan to show a 1.5 metre high fence above Wyvern Court

Councillors discussed the plans for the fence between Millers Garage and Wyvern Court. It was AGREED to recommend that the new fence should be constructed as per the design of the existing walls and fences, maintaining its height at any point, to a minimum of 2 metres above the ground level of Wyvern Court. Suitable support should be provided for the existing gatepost at the entrance of Wyvern Court. The fence should be of a good quality construction to provide longevity (not lap panels).

The Chairman stressed that it was important to conclude the Town Council's review of the overall Millers Garage application as soon as possible, to allow SSDC to move forwards with this project which provided much-needed additional car parking capacity in the town centre. It was agreed that the application would be reviewed again at the February Full Council meeting, focussing on the areas of concern that had previously been highlighted to Planning.

18/03714/COU

5 Market Street, Crewkerne TA18 7JP

The change of use of premises from a shop (Use Class A1) to a micro bar (Use Class A4)

RECOMMEND APPROVAL

Cllrs. Hodgson and Mrs Singleton left the room.

18/04076/FUL
19/00199/LBC

**Wey & Sons Portable Buildings, South Street, Crewkerne
TA18 8DA**

Partial demolition of existing barn and the erection of 5 No. dwellings and associated works.

Cllr. Best distributed a letter from Highways which highlighted their concerns regarding access and turning space within the site.

Cllr. Best also confirmed that the SSDC Planning Officer would make a site visit shortly. In view of this, Councillors agreed that this item be deferred until more information was available.

Cllrs. Hodgson and Mrs Singleton re-joined the meeting.

19/00015REM

Church of St Peter, South Street, Crewkerne TA18 8AA

Application for reserved matters following approval of 16/03114/OUT for the demolition of existing church and the erection of 7 No. dwellinghouses and parking provision (outline) (reserved matters seeking approval of appearance and scale).

RECOMMEND APPROVAL

Councillors would also support the letter from a resident regarding the condition of the hedge on the roadside of the development.

19/00233/FUL

16 Falkland Square, Crewkerne. TA18 7JS

Refurbishment of existing stores and subdivision into 3 units, with altered access.

RECOMMEND APPROVAL

To Note:

19/00292/TPO

2 Aspen Way, Crewkerne. TA18 7DG

Application to carry out tree works, as shown, within the Tree Preservation Order SSDC (CREW 1) 2007 confirmed 6 November 2008.

NOTED

18/03873/HOU

Parish of West Crewkerne

Clapton Court, Clapton Road, West Crewkerne, Crewkerne TA18 8PT

Alterations to dwelling including replacing a single storey building with new single storey garden room and conversion of part of an existing outbuilding into a games room and yoga studio.

NOTED

78
18/19

TO RECEIVE PLANNING DECISION NOTICES FROM THE DISTRICT COUNCIL

18/03056/FUL

16 Falkland Square, Crewkerne TA18 7JS

External alterations to include new shop front infill section.

PERMISSION GRANTED WITH CONDITIONS

18/03838/HOU

14 Winyards View, Crewkerne TA18 8HZ

Erection of rear extension and conversion of existing garage

PERMISSION GRANTED WITH CONDITIONS

19/00227/TCA

Orchard House, Orchard Lane, Crewkerne TA18 7AF

Application to carry out tree works within a conservation area.

APPLICATION PERMITTED

79 **TO CONSIDER PURCHASE AND INSTALLATION OF GRIT BINS FOR KEY**
18/19 **LOCATIONS IN CREWKERNE**

The Deputy Clerk reported that she had been in discussion with Highways regarding grit bins. The Highways position was that, at present, existing grit bins would be refilled free of charge. In addition, they would assist with the siting and filling of any new grit bins purchased by the Town Council. In view of this, it was AGREED to purchase two replacement grit bins for the existing sites at Furland Road and Kithill and to arrange for these to be filled by Highways. The Deputy Clerk was also asked to pursue agreement with Highways for the siting of additional grit bins at key locations in the town.

80 **TO RECEIVE ANY OTHER MATTERS OF REPORT**

18/19

Cllr. Best reported that:

- The SSDC Planning Officer was still waiting for further information from Highways regarding the potential residential development at Kithill.
- Taylor Wimpey had been in discussion with SSDC and Highways regarding the CLR development and it was still hoped that an application for “reserved matters” would be submitted in March.
- The Small Improvement Scheme involving the safety audit for the junction of South Street and Market Street would go before the project board in March.

Cllr. Mrs Jackson noted that the lights on the top level of the Waitrose car park worked on some occasions and not on others. The Deputy Clerk was requested to contact Waitrose to investigate.

81 **DATE OF NEXT MEETING**

18/19

Monday 11 March 2019 at 6.45 p.m. in the Council Chamber.

The meeting closed at 7.28 p.m.

Signed:

Dated: