

CREWKERNE TOWN COUNCIL

Minutes of a meeting of the PLANNING AND HIGHWAYS COMMITTEE held in the Council Chamber on Monday 13 January 2020 at 6.45 p.m.

PRESENT:

Cllrs. C. Aslett (Chairman), 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 and 12 members of the public.

74 TO NOTE APOLOGIES FOR ABSENCE

19/20

Cllrs. J. Roundell Greene (unwell), A. Smith (unwell) and A. Stuart (work commitments).

75 OPEN FORUM

19/20

Planning Appeal for 150 houses on land south of Kithill

A member of the public raised the issue of the suitability of roads within the vicinity of the proposed development to cope with increased traffic was raised. He emphasised that focus had been on Cathole Bridge Road but pointed out that other roads in the town were narrow and often had cars parked on the roadside making access difficult.

Traffic on North Street

A member of the public raised the issue of pedestrian safety due to the narrow pavements and the heavy and large traffic that used North Street. He suggested that the Council reconsider the one-way system that had previously been investigated. He also suggested that the road could be downgraded from an A-road to B-road status to try to discourage large HGVs from using it.

65 South Street

The owner of the property spoke regarding his planning application which was on the agenda for Councillors to consider. He outlined his reason for the application, which was to accommodate family members' cars on his property when they visited, rather than using up roadside spaces. He envisaged that it would be used frequently in the coming year.

76 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 11 November 2019 be **APPROVED**.

77 DECLARATIONS OF INTEREST

19/20

Cllrs. Aslett, Cottle, Head, Hodgson and Pailthorpe, declared a personal interest in agenda item 6, planning application 19/03158/HOU (65 South Street).

Cllr. Hartsorn declared a personal and prejudicial interest in agenda item 6, planning applications 19/03180/ADV and 19/03182/LBC (29 Market Square).

78
19/20

TO RECEIVE THE CLERK'S UPDATE REPORT

The Deputy Clerk reported that the local newspaper, the Western Gazette, would no longer include a page dedicated to Crewkerne news. The town's local reporter would endeavour to keep the Crewkerne Headlines and Topics website and Facebook pages up to date.

79
19/20

TO CONSIDER PLANNING APPLICATIONS

19/03158/HOU 65 South Street, Crewkerne TA18 8DB
Carrying out of alterations to form access, turning area and parking, and associated works.
RECOMMEND APPROVAL

Cllr. Hartshorn left the room.

19/03180/ADV 29 Market Square, Crewkerne TA18 7LP
19/03182/LBC Display of fascia sign and window lettering
RECOMMEND APPROVAL

Cllr. Hartshorn re-joined the meeting.

19/03239/FUL Land rear of 25 to 31 Chubbs Lawn, Middle Path, Crewkerne
Erection of bungalow and associated parking
Councillors were concerned that the planning application lacked enough clarity regarding access arrangements. It was therefore agreed to defer consideration of the application pending further information.

19/03434/COU Flat 4A, De Combe House, Mount Pleasant,
Crewkerne TA18 7AH
Temporary change of use from a C3 (residential) flat to a mixed use of C3 and the provision of a counselling service (renewal of approval 14/05449/COU)
RECOMMEND APPROVAL

To note:

Appeal: APP/R3325/W/19/3240967

19/01737/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.
NOTED

Cllr. Best outlined the process of the appeal to Councillors and members of the public and encouraged members of the public to write to the appeal inspector with any extra evidence that they wished to submit.

80
19/20

TO RECEIVE PLANNING DECISION NOTICES FROM THE DISTRICT COUNCIL

- 19/02750/HOU** **18 Barn Close, Crewkerne TA18 8BL**
Conversion of existing garage into ancillary habitable accommodation and alterations to include replacement of existing garage roof with pitched roof.
PERMISSION GRANTED WITH CONDITIONS
- 19/02586/S73A** **New House, Bincombe Lane, Crewkerne TA18 7LY**
Section 73A application to vary conditions 2 (approved plans), 3 and 4 (parking plans) and 5 (north facing windows) of approval 18/01062/FUL and 19/00286/S73 by altering the pitch of roof on rear extension and replacing 2 approved rooflights with 1.
PERMISSION GRANTED WITH CONDITIONS
- 19/02515/LBC** **12 Court Barton, Crewkerne. TA18 7HP**
Internal alterations comprising new staircase, reconfiguration of GF WC, division of FF bathroom to create an en-suite, installation of geocell insulated flooring system, installation of new conservation roof light and relocation of existing, installation of secondary glazing throughout and the replacement of single pane windows to front elevation with timber sliding sash units to match existing GF window.
PERMISSION GRANTED WITH CONDITIONS
- 18/02562/FUL**
18/02563/LBC **Land Rear Of 20 South Street, Crewkerne. TA18 8DA**
Building 20 South Street, Crewkerne.
Demolition of existing buildings, the conversion of existing barns to form 3 No. residential dwellings and the erection of 1 No. new dwellinghouse and renovation of the Grade II Listed.
PERMISSION GRANTED WITH CONDITIONS

81
19/20

TO RECEIVE CORRESPONDENCE REGARDING THE TRAFFIC ON NORTH STREET

The correspondence was noted.

Cllr. Best pointed out that the Council had recently discussed the possibility of having the A356 downgraded to B-road status but emphasised that the process of downgrading was complex, especially so because the road crossed the Somerset/Dorset boundary.

Cllr. Hartshorn suggested that only part of the road be downgraded (North Street to the A303) and Cllr. Best confirmed that he would investigate the possibility.

Cllr. Best also reiterated the position of Highways regarding the possibility of a one-way system being introduced, which was that such a change was dependent upon the construction of the link road which formed a key part of the CLR development.

Cllr. Hodgson made the point that, as the CLR development was now moving forwards, this offered the real prospect that the proposed one-way system could be brought to fruition.

Cllr. Best emphasised the importance of members of the public reporting any traffic-related incidents that occurred on North Street, as this would add further leverage to the case for action.

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

None.

83 **DATE OF NEXT MEETING**
19/20

Monday 10 February 2020 at 6.45 p.m. in the Council Chamber.

The meeting closed at 7.40 p.m.

Signed:

Dated: