

Minutes of a meeting of the PLANNING AND HIGHWAYS COMMITTEE held in the Council Chamber, Town Hall, Market Square, Crewkerne on Monday 13th May 2024 at 18.45.

**PRESENT:**

Cllrs T. Bond (Chair), S. Ashton, K. Head, D. Livesley, J. Morris, C. Rawe, A. Samuel,

In attendance: Deputy Clerk G. Hughes, Town Clerk K. Sheehan and one member of the public

117  
23/24 **TO NOTE APOLOGIES FOR ABSENCE**

Apologies were received from Cllr M. Best (personal), Cllr J. Nathan (unwell), Cllr. A. Stuart (personal), S. Woodland (personal). Cllr. N. Draycott was absent.

118  
23/24 **DECLARATIONS OF INTEREST**

Cllr. Rawe declared an interest in planning application 24/01027/TCA due to being a trustee of the Speedwell Hall.

119  
23/24 **TO CONFIRM THE MINUTES OF THE PREVIOUS MEETING**

It was AGREED that the minutes of the Planning and Highways Committee held on Monday 22<sup>nd</sup> April 2024 be APPROVED.

120  
23/24 **OPEN FORUM**

A member of the public wished to speak in support of his planning application 24/00735/OUT. They wish to apply for planning permission for a further two houses. One will be a modest single storey dwelling and the other a self-build modular style. In the independent highways report, a layby was requested by Somerset Highways which has already been formed within the lane. It is likely that there will be a limit to the number of houses accessed through Longstrings Lane without Highways requiring significant works to the lane or via an alternative access route. The member of the public commented that they wish to build what they want on the land before others take advantage of the efforts and develop their sites adjacent to the lane.

The agent has advised that once the principle of development occurs, 10 houses should be permissible on his site, however the member of the public wouldn't wish to see the site developed so extensively. They would envisage a maximum density of 6 self-custom build houses which would give people the opportunity to buy building plots to design and have houses that they want to live in rather than having little option than to purchase what is available in high density sites.

121  
23/24 **TO RECEIVE THE CLERK'S UPDATE REPORT**

The Deputy Clerk reported that the South Street roadworks are on schedule and are due to move to phase 2 shortly. Last week saw the launch of the new Wednesday Market. The day was successful with good support from members of the public. There are more traders keen to attend future markets so it should grow over time.

122  
23/24 **TO CONSIDER PLANNING APPLICATIONS**

24/00735/OUT      **Land Off Longstrings Lane Broadshard Road Crewkerne Somerset**  
Outline application with some matters reserved for the erection of 2 No. dwellings with access and landscaping.

Councillors commented had concerns over the entrance to the land which is a narrow lane and a public footpath. They expressed concerns over the increase in traffic levels and the safety for pedestrians. If this was approved, Councillors felt that passing places would be required. The bollards that have been installed at the entrance to the path do not protect the visibility splays as vehicles still park here. Councillors felt that it was an over development of a rural site.

**Recommend: REFUSAL**

24/01027/TCA      **Speedwell House Abbey Street Crewkerne Somerset TA18 7HY**  
Notification of intent to carry out tree surgery work to No. 1 tree within a Conservation Area

**Notification only.**

24/00639/FUL      **Blacknell Lane Trading Estate Blacknell Lane Crewkerne Somerset TA18 7HE**  
Demolish existing industrial building and erect 4 no. industrial buildings

Councillors commented that the proposed buildings would be an improvement, they would tidy up the area and hopefully bring more employment opportunities to the town.

**Recommend: APPROVAL**

24/00637/LBC      **Ashlands Primary School North Street Crewkerne Somerset TA18 7AL**  
Install secondary glazing to windows W001 – W004 in rooms A 004 and A 037 and amend the previously approved design for the external ramp/landing serving the approved new southern fire exit (approved in 23/00695/R13)

Councillors were pleased to see that previous comments regarding changing the wooden windows to aluminium had been noted. They felt that this application was much more in keeping with the building.

**Recommend: APPROVAL**

123  
23/24

**TO RECEIVE PLANNING DECISION NOTICES FROM SOMERSET COUNCIL**

23/02874/LBC      **22 Church Path Crewkerne Somerset TA18 7HX**  
Renovation and reinstatement to include some new windows, re-instated chimney stacks, repointing of stonework in lime mortar, replacement of flat roofs, cast iron gutters and downpipes to cottage.

APPROVED

23/02873/HOU

**22 Church Path Crewkerne Somerset TA18 7HX**

Renovation and reinstatement to include some new windows, re-instated chimney stacks, repointing of stonework in lime mortar, replacement of flat roofs, cast iron gutters and downpipes to cottage.

APPROVED

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

23/24

The published action status report was considered. The Deputy Clerk was asked to enquire about the progress of the wall repair at Rose Lane.

125 **CIL RECEIPTS**

23/24

To note existing CIL receipts have been used as agreed and to determine purpose for new tranche of receipts.

Councillors discussed updating the interpretation boards outside the Town Hall and the two in South Street and West Street car parks. Councillors commented that the existing boards are very out of date, and they are not helpful to visitors of the town.

It was AGREED to use the CIL receipts towards refreshing the interpretation boards.

126 **TO RECEIVE A REPORT FROM THE NEIGHBOURHOOD PLAN STEERING GROUP**

23/24

The Chair of the Neighbourhood Plan Steering Group was not present, but the Town Clerk gave a short update, noting that work on the draft plan continued while consultants worked on the Housing Needs Assessment and Design Code.

127 **DATE OF NEXT MEETING**

23/24

Monday 10<sup>th</sup> June 2024, 18.45 in the Beech Suite, George Reynolds Centre.

The meeting closed at 19.08.

Signed: .....

Dated: .....

PL10JUNE2024