

Minutes of a meeting of the PLANNING AND HIGHWAYS COMMITTEE held in the Beech Suite, George Reynolds Centre, Crewkerne on Monday 10th June 2024 at 18.45.

PRESENT:

Cllrs T. Bond (Chair), S. Ashton, Cllr. N. Draycott, K. Head, D. Livesley, J. Morris, Cllr J. Nathan, A. Samuel, Cllr. A. Stuart, S. Woodland

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

001 TO NOTE APOLOGIES FOR ABSENCE

24/25

Apologies were received from Cllrs. M. Best, K. Head, C. Rawe (all personal)

002 DECLARATIONS OF INTEREST

24/25

Cllr. Nathan declared an interest in agenda item 010/2425 (To note recent correspondence regarding North Street), due to living in the vicinity.

003 TO CONFIRM THE MINUTES OF THE PREVIOUS MEETING

24/25

It was AGREED that the minutes of the Planning and Highways Committee held on Monday 13th May 2024 be APPROVED.

004 OPEN FORUM

24/25

A member of the public wished to speak in support of the proposal for Crewkerne Community Kitchen to take on the property previously occupied by Natwest Bank. They are running a campaign to turn it into a community centre and have raised £1600 so far. The vision would be to create a community centre where a wide range of groups could hold meetings and activities with the upper floors being rented out to local artists and businesses. The member of public requested a letter of support from the Town Council.

A second member of the public wished to speak about the traffic on Abbey Street/North Street. There has been significant damage to their property on this junction recently, and five other incidences over the last few years. The property is a listed building in a conservation area. The member of the public wanted to show his support for a one way system in the town as they felt that it would improve traffic flow, encourage people to park in the town and increase footfall. They would like Crewkerne Town Council to support this.

Cllrs. commented that they were in agreement, however the issue was the expense involved in building the junction at the top of Ashlands Road. The proposal is reliant on Taylor Wimpey funding the junction once they have built the access to the northern entrance of the site. There was discussion whether the North Street one way system needs to be tied to the Market Street one way system, or whether they could be considered separately? The member of the public was invited to join the newly formed business group. The Deputy Clerk was asked to arrange a Highways visit to the town.

005 TO RECEIVE THE CLERK'S UPDATE REPORT

24/25

The Deputy Clerk reported that the Wednesday market was going well and the number of traders wanting to attend is gradually increasing. The next market would see the trial of the road alongside the Town Hall being closed to accommodate more traders.

006 **TO CONSIDER PLANNING APPLICATIONS**

24/25

To note only:

24/01172/DPO

**Crewkerne Key Site 1 Land East Of Crewkerne Between A30 and A356
Yeovil Road Crewkerne Somerset TA18 7HE**

Application to modify a S106 agreement dated 31 March 2017 made between Taylor Wimpey UK Limited and Somerset County Council (Planning Reference 05/00661/OUT) to align the terms and timing of access arrangements with the build programme.

Councillors commented that they were unsure as to why this application was notification only. There were concerns that the application didn't include details of what modifications were being made. Cllr. Ashton has requested a meeting with the planning officer. The lack of information makes Councillors consider whether other things were happening that they have not been made aware of. Despite the application being for notification only the Deputy Clerk was asked to forward the comments.

24/01166/COU

2 The Pyjama Factory Abbey Street Crewkerne Somerset TA18 7HY

Revised description: Change of use from office (Use Class E) to residential (Use Class C3) (Resubmission of 23/0188/COU)

Councillors commented that in the past parking has not been sufficient and hasn't met the standard parking formula. The town already has a parking issue and the nearest car park is already oversubscribed.

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

24/25

To note appeal: APP/R3325/F/24/3342095

2A and 2B Abbey Mews Abbey Street Crewkerne TA18 7HY

The alleged breach of control:

Without planning permission or listed building consent the removal and replacement of roof tiles, rainwater goods, external windows, external doors and internal doors.

The appellant has appealed against the Enforcement Notice on the following grounds:

- (a) That the building is not of special architectural or historic interest.
- (d) That works to the building were urgently necessary in the interest of safety or health or for the preservation of the building, that it was not practicable to secure safety or health or, as the case maybe, the preservation of the building by works of repair or works for affording temporary support or shelter, and that the works carried out were limited to the minimum immediately necessary.
- (g) Except in relation to such a requirement as is mentioned in Sect 38(2) (b) or (c), that the requirements of the notice exceed what is necessary for restoring the building to its condition before the works were carried out.

24/00866/HOU

Casa Mia Lang Road Crewkerne Somerset TA18 8HQ

Single storey extension to replace existing conservatory
APPROVED

23/02583/COL **2 Station Road Crewkerne Somerset TA18 8AJ**
Application for Lawful Development Certificate for the existing driveway
APPROVED

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
DECIDED

Councillors commented that all tree applications are now decided without a site visit, and that there is no oversight for the work in conservation areas. Going forward Cllr. Nathan volunteered to look at all tree applications where possible and report back.

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)
DECIDED

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

24/25

The published action status report was considered:

- Millers Garage - Cllr. Ashton will ask the relevant portfolio holder for an update.
- Rose Lane - The Deputy Clerk will continue to chase for schedule of works.
- The Clerk was asked make enquiries how to change the Google Search image for Crewkerne.

009 **SID POLES**

24/25 **To consider a request for two SID poles on Kithill and Ashlands Road.**

Councillors commented that generally speeds were higher on Ashlands Road than Kithill, and that the speeding on Kithill was only temporary due to the roadworks. There was discussion as to whether purchasing another Speed Indicator Device should be considered if more locations are to be added. It was decided that the Clerk should identify possible reserves and bring back to another meeting.

010 **NORTH STREET/ONE WAY SYSTEM**

24/25 **To note recent correspondence relating to North Street and town centre one way systems and consider a way forward.**

Councillors commented that the proposed junction at the top of Ashlands Road would be costly and would have to be done at a later date. They noted that the new Goldwell Farm development will also have access here and this would need to be considered. It would be difficult to incorporate North Street into a one way system without Ashlands Road. The Deputy Clerk will add this area onto the next Highways visit agenda.

Councillors AGREED that the Deputy Clerk should write to Somerset Council to see if the one way systems could be either brought forward, or the North Street/Ashlands Road one way system and the Market Street one way system considered separately.

011 **TO RECEIVE A REPORT FROM THE PARISH PATH LIASION OFFICER**

24/25

Stuart Norman is the only Parish Path Liaison officer and has been doing this role since February 2021.

He dedicates two weeks, twice a year, to walking every designated footpath in the parish to ensure it is fit for purpose. The last three times were January 2023, August 2023 and January 2024. This usually means a total of about 26 miles and generally takes about 9 hours.

If there are minor problems, like overgrowth, smaller fallen branches/trees or other obstacles on the footpath, he will deal with that himself with the toolkit provided to him by Somerset Council. If there are larger issues like landowners using barbed wire inappropriately, larger fallen trees or collapsed bridges, he will report this to Somerset Council's Rights of Way Area Warden. Going forward he will provide an update twice a year after each full parish footpath walk.

He is not averse to a second person joining to either split the role or to patrol more frequently if one could be found.

012 **PARKING RESTRICTIONS**

24/25

To receive a report from the RMP group and approve any recommendations contained therein.

Councillors AGREED that the Deputy Clerk should move forward with the proposal for double yellow lines at the junction of Orchard Rise/Furland Road.

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

24/25

The Chair of the Neighbourhood Plan Steering Group was not present, but the Town Clerk gave a short update, noting that the consultant report was expected in July.

014 **DATE OF NEXT MEETING**

24/25

Monday 15th June 2024, 18.45 in the Council Chamber, Town Hall, Market Square

The meeting closed at 19.39.

Signed:

Dated:

PL10JUNE2024