

Minutes of a meeting of the PLANNING AND HIGHWAYS COMMITTEE held in the Beech Suite, George Reynolds Centre, Crewkerne on Monday 2nd September 2024 at 18.45.

PRESENT:

Cllrs. S. Ashton, M. Best, N. Draycott, K. Head, D. Livesley, J. Morris, J. Nathan (Acting Chair), A. Samuel, A. Stuart, S. Woodland

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

015 TO NOTE APOLOGIES FOR ABSENCE

24/25

Apologies were received from Cllr. C. Rawe (personal)

016 DECLARATIONS OF INTEREST

24/25

No declarations of interests were made.

017 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 10th June 2024 be APPROVED.

018 OPEN FORUM

24/25

A member of the public wished to speak in support of the application to develop Viney Bridge Mills. They commented that the site is in desperate need of restoration. Somerset Council, Conservation and Planning Officers, Highways and Historic England have all been involved in discussions and all concerns have been satisfied. The early planning consent that was granted was for a much larger number of units. The new proposal is more sympathetic, has less intervention and a lesser impact.

A second member of the public wished to speak about Viney Bridge Mills and commented that the revised plans now show several footbridges that will aid maintenance. They queried if they would be for use by the public, and who would carry out this maintenance. Further downstream there is a sluice gate outside the boundary – this is currently very overgrown and causes the area to flood. The member of public stated that they had concerns about whether the bridge was for one-way or two-way traffic and over the size of the balconies on the Bucking House.

A member of the public wished to comment on planning application 24/01412/FUL for two 2-storey properties in Hewish Lane, noting that they felt that the plans presented do not show an accurate representation of how the dwellings sit within the neighbouring properties, the countryside or the environment within the lane. Concerns were raised that several mature trees have been lost and there are remaining trees under threat. The resident felt that the rooflines in the latest application were significantly different to those in the original outline application. The first property has been reported for breach of planning due to its garage being incorrectly located and the resident had concerns that there may be further breaches. They reported that CPRE have visited the site and will be raising their objections.

A member of the public also wished to comment on 24/01412/FUL. As a neighbour they had not been made aware that a full planning application had been submitted in order to raise an objection

or to submit comments. The drainage report that has been submitted as part of the current application shows the foul drainage and run off going into their adjacent field.

Councillor Ashton explained that they would write to Somerset Council and ask if the application can be brought to the Planning Committee, then members of the public may be able to attend and express any concerns.

Another member of the public expressed concern that Councillors do not always read planning application documents. They wished to emphasise that they felt that any Councillors who haven't read the documents cannot make a qualified decision and should abstain from voting.

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

24/25

None.

020 **TO CONSIDER PLANNING APPLICATIONS**

24/25

23/03014/FUL **Viney Bridge Mills and 5 Shute Lake Lane Crewkerne Somerset TA18 8AE**
Conversion and alteration of existing Mill buildings to form 30 dwellings, part demolition of existing buildings including 5 Shute Lake Lane and erection of 16 dwellings (46 dwellings in total) with associated car parking, landscaping, Public Open Space and associated infrastructure including new access bridge from Weavers Close.

23/03063/LBC **Viney Bridge Mills and 5 Shute Lake Lane Crewkerne Somerset TA18 8AE**
Conversion and alteration of existing Mill buildings to form 30 dwellings, part demolition of existing buildings including 5 Shute Lake Lane and erection of 16 dwellings (46 dwellings in total) with associated car parking, landscaping, Public Open Space and associated infrastructure including new access bridge from Weavers Close.

After some discussion, Councillors commented that they recommended approval but with the following comments:

- They would be pleased to see a brownfield site being repurposed, but they still had some concerns over the height and proximity of the four properties at 5 Shute Lake Lane and if the level of parking was compliant.
- They noted concerns from members of the public regarding the full balconies and the flood risk from the sluice gate just outside the boundary.
- Councillors would like to see the application go to committee as it is a large-scale development

Recommend: APPROVAL

24/01746/FUL **Red Lion Court Market Street Crewkerne Somerset TA18 7JY**
Construction of bin storage units

Councillors commented that they were in support of the proposal if the store is large enough to accommodate all waste generated on the site. It is hoped that the management company will ensure that this replaces all the individual bins.

Recommend: APPROVAL



24/01853/TCA

Bincombe Allotments Bincombe Lane Crewkerne Somerset

Notification of intent to carry out tree surgery works to No. 2 Trees within a Conservation Area

NOTED - (For information only)

021
24/25

TO COLLATE COMMENTS FROM COUNCILLORS IN RESPECT OF THE CURRENT NATIONAL PLANNING POLICY FRAMEWORK CONSULTATION FOR SUBMISSION TO NALC

Councillors commented that it is important to build on brownfield sites and retain quality green open space. Any further comments can be sent to the Clerk before the 6th September.

022
24/25

DATE OF NEXT MEETING

Monday 16th September 2024, 18.45 in the Council Chamber, Town Hall, Market Square

The meeting closed at 19.42.

Signed:

Dated:

PL02SEPTEMBER24