

Minutes of a meeting of the PLANNING AND HIGHWAYS COMMITTEE held in the Council Chamber, Town Hall, Market Square, Crewkerne on Monday 14th October 2024 at 18.45.

PRESENT:

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

In attendance: Deputy Clerk G. Hughes

037 TO NOTE APOLOGIES FOR ABSENCE

24/25

Apologies were received from Cllrs. M. Best, C. Rawe and Cllr. A. Stuart (personal)

038 DECLARATIONS OF INTEREST

24/25

Cllr. Head declared an interest planning application 24/02027/LBC as she is an acquaintance of the neighbours.

039 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 16th September 2024 be APPROVED.

040 OPEN FORUM

24/25

There were no members of the public present.

041 TO RECEIVE THE CLERK'S UPDATE REPORT

24/25

- The Google Search images of Crewkerne showing Miller's Garage have now been removed and the Deputy Clerk will work towards adding additional photos.
- Clammer Hill Lane has had a new name plate with a 'no through road' symbol added to it.
- The yellow box junctions have been refreshed at the top of South Street. The Deputy Clerk reminded Councillors that road markings are being refreshed on a reactive basis, so please report any faded road markings via the Somerset Council website.

Councillors stated that they are volunteers with other commitments and do their best to review all the planning documents with their available time. Unfortunately, it isn't always possible to undertake a site visit for each application.

042 TO CONSIDER PLANNING APPLICATIONS

24/25

24/02006/COL

20 Station Road Crewkerne Somerset TA18 8AJ

Notification only – Application for a Lawful Development Certificate for the Proposed Demolition of an existing 'lean to' conservatory and filling in the space with a ground floor extension

Councillors noted that a Certificate of Lawfulness (COL) is an alternative way of applying for planning permission. A COL confirms rights to proceed with a project under permitted development rules.

Planning Permission considers the impact on the surrounding area and seeks the approval of a local council.

24/02027/LBC **7 Victoria Square Poples Well Crewkerne Somerset TA18 7ES**
Replacement of 1 no. ground floor front elevation window, 5 no. first floor front, side and rear elevation windows, together with internal alterations at first floor level only

Councillors noted that the proposed windows were traditional in style, therefore retaining the heritage of the building.

Recommend: APPROVAL

24/02249/TCA **De Combe House Mount Pleasant Crewkerne Somerset TA18 7AH**
Notification only – Notification of intent to carry out Tree Surgery Works to No. 1 Tree within a Conservation Area.

Councillor Morris explained that the tree needs reducing for health and safety reasons.

24/02059/FUL **Land South of Crewkerne Key Site Off Station Road Crewkerne Somerset TA18 8AE**
Erection of 2 storey, 66 bed care home for older people with associated landscaping, car parking and access

Councillors discussed the following points:

- It is a relatively isolated site with not particularly pleasant views.
- Whether the residents would be local or from outside the area
- There were concerns whether the amount of outside space was sufficient for the residents to have a good quality of life.
- Is the amount of parking space enough for both visitors and staff?
- The new access from Station Road should be open before the care home is built. Otherwise, this will increase traffic levels through Blacknell Lane.
- There is a lack of pavements through the industrial estate making it unsafe for residents or staff to walk to/from the site in this direction
- The site is in close proximity to a factory and associated noise and smells could be a problem. If the acoustic barrier is green, this will take time to grow.
- Is there sufficient drainage on the site? The water course leads to Viney Bridge which is an area that floods.
- Overall Councillors felt that it was positive to see much needed infrastructure materialise.

Recommend: APPROVAL

Cllr. Ashton left the meeting at 19.07 and did not return.

24/02104/HOU **17 Curriott Hill Road Crewkerne Somerset TA18 8BW**
Demolition of existing garage, erection of a single storey front extension, two storey rear extension, raise existing roof, internal alteration works and amendments to existing vehicular access.

Councillors commented that the property needed refurbishment and that it was outside of the Conservation Area. There were concerns raised over vehicle access and the impact of the proposed development due to the level of the land and the higher roofline.

It was AGREED for the Deputy Clerk to request an extension on comments until the next Full Council meeting.

24/01907/HOU **23 Park View Crewkerne Somerset TA18 8HS**
External wall insulation

Councillors noted that the application would improve the cosmetic appearance of the exterior.

Recommend: APPROVAL

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

24/25

24/01853/TCA **Bincombe Allotments Bincombe Lane Crewkerne Somerset TA18 7BH**
Notification of intent to carry out tree surgery works to No. 2 Trees within a Conservation Area

DECIDED

24/02004/NMA **15A Langmead Square Crewkerne Somerset TA18 8EA**
Non-Material Amendment to approved application 19/02396/FUL to revise the approved car parking arrangement

DECIDED

23/00006/REM **Crewkerne Key Site 1 Land East Of Crewkerne Between A30 And A356 Yeovil Road Crewkerne Somerset TA18 7HE**
Approval of reserved matters for appearance, landscaping, layout and scale for 100 dwellings and associated development following outline approval of 05/00661/OUT (Comprehensive mixed use development for 525 dwellings, employment (B1, B2, B8) primary school, community facilities, playing fields, parkland, P.O.S. structural landscaping and associated infrastructure including link road and highway improvements) as amended by 19/03482/S73 and 21/03005/S73

APPROVED

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

24/25

- Councillors noted the lack of progress on Miller's Garage and asked the Deputy Clerk to chase this.
- Gullies – Crewkerne Town Council has now joined the Enhanced Routine Maintenance pilot; any areas of concern should be sent to the Deputy Clerk to schedule the work.
- Councillors agreed to remove the pavement survey. There are no funds currently available from Somerset Council to carry out the work. Councillors and public were reminded to report any damaged pavements to Somerset Council directly via the website. The Deputy Clerk was asked to create a Facebook graphic directing members of the public to the 'report it' link.
- Overflowing bins in Falkland Square were discussed. These are not emptied by CTC staff, and these are usually managed very well by the caretaker. Recently the bin store in Falkland Square has also

been much tidier. It was noted that the Somerset Council bin in The George Shopping Centre fills very quickly and the bin on West Street is regularly overflowing.

- Councillors agreed to remove the 'pavements in Middle Path' as no issues could be found, and 'crossing on South Street' due to lack of funds.
- Rose Lane – a contractor has visited the site to inspect the wall.
- Missing 'No Entry' sign – change to missing 'No Entry' road markings. This was reported at a recent Highways visit and online.

Councillors discussed recent diversion signs left from A35 works. The Deputy Clerk was asked to request removal of these.

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

24/25

Nothing to report.

046 **DATE OF NEXT MEETING**

24/25

Monday 11th November 2024, 18.45 in the Council Chamber, Town Hall, Market Square

The meeting closed at 19.39.

Signed:

Dated:

PL14OCTOBER24