

Councillors are hereby summoned, and members of the public and press are invited, to attend a meeting of the **Planning and Highways Committee** to be held on **Monday 10th March 2025**, starting at 18.45, in the Council Chamber, Town Hall, Market Square, Crewkerne for the purpose of transacting the business outlined on the agenda below.

Notes:

- **The recording of the meeting will be uploaded for members of the public who wish to view it via the following link: <https://www.youtube.com/channel/UCTA9K-7L4Onjcli2Gtz7tCg>.**
- **Members of the public requiring assistance or reasonable adjustments to aid their attendance at council meetings are asked to contact the Council Offices in advance using the above contact details. Documents are available in large print by request.**
- **Recording of meetings is permitted under the Openness of Local Government Bodies Regulations 2014; please refer to the Council's Policy on Audio/Visual Recording & Photography at Meetings ([Recording-Meetings-policy-Feb-2022.pdf \(crewkerne-tc.gov.uk\)](#)).**
- **Public participation is welcome during the allocated Public Open Forum session, please refer to Section 3 of the Council's Standing Orders ([Standing-Orders-May-2024.pdf \(crewkerne-tc.gov.uk\)](#)).**

Katharine Sheehan FSLCC, Town Clerk (signed on original)
4 March 2025

Agenda

- 074/2425** **To receive and approve apologies for absence.**
a. To record members present:
Schedule 12 of the Local Government Act 1972 requires:
- a record be kept of the members in attendance.
 - this record forms part of the minutes of the meeting.
 - Members who are unable attend a meeting should tender apologies in advance to the Town Clerk and the grounds for apologies tendered will also be recorded.
- b. To approve any apologies for absence:
Section 85(1) of the Local Government Act 1972 requires:
- Members present to decide if the reason(s) for a member's absence are acceptable.
- 075/2425** **To receive declarations of pecuniary or personal interests in items on the agenda and any dispensations.**
The Localism Act 2011 and the Council's Code of Conduct requires:
- Members to declare any interests not currently recorded in the Member's Register of Interests or not notified to the Monitoring Officer of it.
 - Requests for Dispensations should be made in writing to the Clerk in advance of the meeting.
- 076/2425** **To confirm the minutes of the previous meeting held on 13 January 2025.**
- 077/2425** **Public Open Forum:** Questions may be put to the Council in person during this public participation session of up to 15 minutes and a maximum of 3 minutes per person. Issues notified to the Clerk a minimum of 3 working days before the meeting (i.e., by 5pm on the preceding Wednesday) will receive a response during this session. Issues raised in this session without prior notice may be

referred to the Clerk to respond to within 10 working days or listed on a subsequent agenda. The Mayor reserves the right to vary or extend these time limits.

- 078/2425** To receive the Clerk's update report.
- 079/2425** To consider Planning Applications as per the list available on website or via Town Council office. Please note that the Town Council is a Statutory Consultee for Planning Applications and as such does not make decisions on any application. Any recommendations and comments this Committee make will be fed into the planning process. Somerset Council is the Planning Authority and will issue the decision notices on all applications.
- 080/2425** To receive planning decision notices from Somerset Council.
- 081/2425** To note the planning appeal APP/E3335/W/24/3357969 Land South of Kithill Crewkerne Somerset (original application 18/01737/OUT) and to consider any additional response.
- 082/2425** To consider the installation of three new grit bins.
- 083/2425** To receive the updated Action Status Report.
- 084/2425** To receive a report from the Neighbourhood Plan Steering Group.
- 085/2425** Date of next meeting: Monday 28th April 2025, 18.45, Council Chamber.

CREWKERNE TOWN COUNCIL
Planning and Highways Committee Meeting
Monday 10th March 2025

New Applications – Somerset Council

- 25/00299/TCA** **Oakhayes Mount Pleasant Crewkerne Somerset TA18 7AH**
Notification of intent to fell No. 4 trees and carry out various tree surgery work to a number of trees (see Summary of Proposed Works) within a Conservation Area.
- 25/00335/TCA** **Bincombe Beeches Nature Reserve Bincombe Lane Crewkerne Somerset TA18 7BA**
Notification of intent to fell x 3 Ash trees with die back within the group G12
- 25/00398/TCA** **22 Church Path Crewkerne Somerset TA18 7HX**
Notification of intent to carry out Tree Surgery works to No. 1 Tree within a Conservation Area – Pruning of the evergreen Hoheria by 20%
- 25/00416/TCA** **21 Lyme Road Crewkerne Somerset TA18 8HE**
Notification of intent to fell No. 1 Tree (T1) Acer Platanoides and carry out Tree Surgery Works to No. 2 Trees T2 (Catalpa Bignonioides) Reduce Crown by 1.5-2M and T3 (Sorbus) Reduce northerly crown by 1-1.5M within a Conservation Area.
- 25/00494/TCA** **St Bartholomews Church Church Path Crewkerne Somerset TA18 7HX**
Notification of intent to remove overhanging branches of No. 1 tree within a Conservation Area
- 25/00360/FUL** **Land At Cropmead Trading Estate Cropmead Crewkerne Somerset**
Siting of mobile snack van at Cropmead Industrial Estate

To receive planning decision notices from Somerset Council

25/00036/TCA

The Hermitage Pulmans Lane Crewkerne Somerset TA18 8HA

Notification of intent to fell No. 1 tree and carry out tree surgery works to No. 1 tree within a conservation area.

PERMITTED

24/01166/COU

2 The Pyjama Factory Abbey Street Crewkerne Somerset TA18 7HY

Change of use from office (Use Class E) to residential (Use Class C3) (Resubmission of 23/01888/COU)

PERMITTED WITH CONDITIONS

Report subject	To note the planning appeal APP/E3335/W/24/3357969
Committee name	Planning & Highways Committee
Meeting date	Monday 10 th March 2025
Report author	Gemma Hughes
Report contact details	deputyclerk@crewkerne-tc.gov.uk
Consultees	None
Decision required?	No

1. Purpose

- 1.1 To note the planning appeal APP/E3335/W/24/3357969 Land South of Kithill Crewkerne Somerset and to consider any additional response.

2. Background information

- 2.1 The original application 18/01737/OUT was for residential development of up to 150 dwellings, public open space, landscaping and associated works with access from Lang Road. This was refused.

3. Detailed Consideration

- 3.1 In May 2023 23/01295/REM was submitted (appearance, landscaping, layout and scale) pursuant to outline permission 18/137/OUT for 145 homes, public open space and local equipped area of play. This was refused in July 2024.
- 3.2 In February 2025 an appeal was been made to the Secretary of State against the decision. It is to be decided on the basis of Written Representation by the parties to the appeal and a site visit by an Inspector appointed by the Planning Inspectorate. All the representations made to Somerset Council on the application have been forwarded to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.
- 3.3 In deciding whether to provide further comments, it is advised that the appellant may have submitted additional evidence that the Council may have not previously seen. Any comments can address such matters.

- 3.4 Please note that CPRE have submitted additional comments – see Appendix A.

4. Financial implications

N/A

5. Equalities considerations

N/A

6. Crime and Disorder considerations

N/A

7. Council Action Plan objectives supported

N/A

8. Recommendation

- 8.1. It is recommended that Council **NOTES** the appeal and delegates the submission of any **ADDITIONAL** comments to the Deputy Clerk.



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President Mariella Frostrup
Chair Hugh Williams
Planner Fletcher Robinson

3rd March, 2025

To: The Planning Inspectorate, Temple Quay House, 2 The Square, Bristol BS1 6PN

For the attention of: Mr. Sean Ernsting, Case Officer

Dear Sirs,

Re: Planning Inspectorate Appeal Reference APP/E3335/W/24/3357969-Land South of Kithill, Crewkerne, Somerset

CPRE Somerset wishes to supplement our earlier objection of 27 January 2024 (which remains entirely valid – ref Officer's Report) with this ADDITIONAL OBJECTION regarding Reserved Matters Application (appearance, landscaping, layout and scale) pursuant to outline permission 18/01737/OUT for 145 homes, public open space and local equipped area of play. Location: Land South of Kithill, Crewkerne, Somerset.

This objection focuses on the applicant's failure to respond adequately to the placemaking reasons for refusal of the previous applications.

Background

Outline Planning Permission (OPP) 18/01737/OUT for 145 dwellings, public open space, play area was granted on appeal in June 2020

The initial REM (phase 1) application (22/01908/REM) was a significant departure from the OPP masterplan. It was refused in January 2023 for layout, design, density, amenity, phasing, SUDS and phosphates. This refusal was not appealed.

A second REM application (23/01295/REM) based on the first application above was submitted in April 2023 and presented to Somerset Council's Quality Review Panel (SQRP). The Panel recommended that the proposals be fundamentally reconsidered, with a closer reflection of the principles and intent of the OPP masterplan. SSC's Placemaking Manager was also consulted.

A comprehensively revised layout with a much closer alignment to the OPP indicative masterplan was submitted in December 2023. (CPRE objected on 27 January 2024). The new proposals adhered closer to the Outline Masterplan in response to comments by SQRP and the Placemaking Manager but failed to address the fundamental placemaking issues. A final submission in March 2024 was refused in July 2024 for 4 reasons: placemaking, interface, flood attenuation and phosphates.

The appeal submission (23/01295/REM) is a refinement of the (refused) March 2024 REM application with minor adjustments to the masterplan to address the placemaking and interface reasons for refusal. The interface issues were addressed by applying the National Design Guide's '20 metre rule' where applicable to the northern perimeter plots but the superficial placemaking adjustments, like a change of façade materials for key buildings, failed yet again to deliver a fundamental change of direction.

The appellant acknowledges that *"In this case, the cumulative changes...are clearly not 'substantially different' or a 'fundamental change' to those submitted in March 2024"*. (Full Statement of Case 1.18). The appellant disregarded the SQRP's view that *"these issues cannot be resolved through adjustments to the current proposals and that a more fundamental rethink of the approach is required"*.

Placemaking failings

CPRE Somerset fully endorse and commend the Placemaking Manager's comments regarding the updated plans submitted on 15th March 2024 (23/01295) and wish to draw attention to the continued placemaking failings of the subsequently modified appeal scheme:

- The masterplan still lacks townscape identity elements such as key groupings and informal public spaces. It fails to deliver well designed high quality attractive places and buildings. The 3-storey apartment block is a potential orientation reference building that should ideally be centrally placed where it could terminate views and turn corners. Bizarrely, it is tucked away at the back of the development where it sits uncomfortably close to the existing properties on Cowen Close. It overlooks their gardens and its overbearing scale is an inappropriate intrusion on the existing neighbourhood.
- The road network remains one long cul-de-sac with a series of spur cul-de-sacs with no provision for focal points such as informal squares. The cul-de-sac road network is not interconnected to provide a variety and choice of streets for moving around the development as advised by the National Model Design Code M1 paragraph 17: *A connected network and hierarchy of routes for all modes of transport form the circulatory system of any settlement and its design will determine how easy and safe it is to get around for all and how it links destinations to public transport.* The layout fails to comply with this important guidance. It is car-centred with wide roads and excessive corner radii that will

encourage higher speeds. The wide roads and cul-de-sac turning heads simply add more unnecessary traffic surfaces with no beneficial communal use. Only a fundamental redesign of the road network could address these placemaking failings.

- The scheme remains monotonous and lacks legibility. The proposals lack identity or character with no sense of variation, visual interest and distinctiveness. Having no creative ambition to develop a unique identity for this development, the applicant proposes to copy the approved elevation treatments of the nearby Station Road development currently under construction (Design Statement of Case 2.2.7 and 2.2.9). This appears to be an attempt to use a recently approved design as a Planning leverage, i.e. if it is good enough for Station Road then it must be good enough for the appeal site.
- The relentlessly consistent roofscape throughout the whole development lacks interest and variety of form, function and height. The homogenous pitched roofs and uniform gabled design presents a boring 'anywhere' character across the development. Houses on the southern and eastern areas do not exploit the topography and their unique positions to enjoy views over parkland and the distant landscape. 'Second tier' houses fail to make imaginative use of roof space or first floor terraces to enjoy framed gap views out of the site.
- The National Design Guide Section P1 calls for well-located, high quality and attractive public spaces for activities such as socialising, informal doorstep play, resting and movement. The appeal masterplan, like its predecessors, lacks any form of local neighbourhood shared open space where families can socialise and enjoy the amenity and safety of an overlooked communal area. Nor does it provide 'green wedge' links to surrounding parkland to promote modern lifestyle values like rewilding and living with nature.
- The local equipped area for play (LEAP) is not centrally located in the development for easy access and where it will be overlooked by adjacent properties. Its current location is remote from the western development area and is not adequately monitored for safety and security from the nearest properties. The local area for play (LAP) in the western area is not adequately overlooked by properties and there is no provision for a safe crossing of the busy primary street. There are no informal 'play on the way' pockets of green on the various routes to the LEAP and some of the routes are long and circuitous as a result of the cul-de-sac road layout.
- Car parking still dominates the street scene throughout the development. The Resubmission Appeal DAS states that "*generally, parking is on plot, behind the building line*" but this arrangement is not evident on any of the plans, nor can parking on private driveways be controlled. All on-plot parking spaces are back-

of-pavement, where cars are prominent in all street scenes. The SQRP called for more visually discreet approaches to parking, including parking in blocks within landscaped squares. The Panel noted that “*this should be considered alongside changes to the overall layout and housing design.....reflective of the character illustrated on the Outline Masterplan.*” In other words, the present parking proposals cannot be improved without a fundamental redesign of the masterplan that would also address all the above placemaking failings.

Conclusion

It is clearly unacceptable for the appeal proposals to go forward in view of the appellant’s repeated failure to respond to guidance in the National Design Guide and National Model Design Code in accordance with NPPF Paragraph 134 when locally produced design guides or design codes are not available. Moreover, the comments by the SSC Placemaking Manager and the Somerset Quality Review Panel’s recommendations for placemaking were not adequately addressed in any of the masterplan iterations following refusals by Somerset Council.

We respectfully ask you to REFUSE this appeal for not conforming to NPPF para 135 *overarching principles of good design* and South Somerset Local Plan 2006 – 2028 paragraphs 13.26, 13.27 and 13.29 which set out the principle that developments in all locations should be designed to the highest standard and that all development will be expected to achieve high quality architectural and urban design standards. NPPF 139 states that *development that is not well designed should be refused*.

Yours faithfully,

Gerhard Hattingh RIBA
Trustee
CPRE Somerset

Hugh Williams
Chair
CPRE Somerset

Fletcher Robinson MSc Planning
Planner
CPRE Somerset

Report subject	Grit Bins
Committee name	Planning & Highways Committee
Meeting date	Monday 10 th March 2025
Report author	Gemma Hughes
Report contact details	deputyclerk@crewkerne-tc.gov.uk
Consultees	Somerset Council
Decision required?	Yes

1. Purpose

1.1 To consider the installation of three new grit bins in the town.

2. Background information

2.1 We have received requests from members of the public for new grit bins at Beechwood Drive, the top of Kithill and Thomson Drive.

3. Detailed Consideration

3.1 The town currently has six grit bins in the following areas:

- Ashlands Road/junction of Hawthorne Close
- Ashlands Road near Bincombe Drive
- Brickyard Lane
- Rear of the Town Hall
- Kithill/St. Bartholomew's Primary School
- Furland Road

3.2 **Beechwood Drive** – The proposed installation site is on Crewkerne Town Council land at the edge of Bincombe. However, the road itself is not adopted by Somerset Council.

Kithill – This location has been agreed upon with Highways.

Thomson Drive – The suggested location at the top of the hill is not feasible, as there are no grass verges, and placing street furniture on the pavement would obstruct the footway. Highways have raised concerns that permitting this could set a precedent for other roads in the town, so this location has been refused. However, they have approved an alternative site on the grass verge at the bottom of Thomson Drive.

3.3 Please see Appendix B for a map of the proposed locations.

3.4 Once they are installed, Somerset Council, will add them to the fill list, however they will only be filled if resources are available. This would be winter 2025/2026 at the earliest.

4. Financial implications

4.1 Crewkerne Town Council would have to purchase, install and initially fill the bins.

4.2 A 350l grit bin would cost approximately £219.99.

4.3 To fill the bin with 120kg of salt would cost £60.25.

4.4 To have a concrete plinth installed to site the bins on would be £150-£200.

5. Equalities considerations

N/A

6. Crime and Disorder considerations

N/A

7. Council Action Plan objectives supported

N/A

8. Recommendation

8.1 It is recommended that Council **DECIDES** whether to proceed with the purchase of grit bins, and to delegate any necessary arrangements to the Deputy Clerk and Operations manager.

APPENDIX B



	Subject	Action	Status	Responsibility	Status
Jul-20	Millers Garage	To keep on matrix with regular updates	To keep on matrix with regular updates. Jul 23: Awaiting information from Commercial Property Land Development Manager at Somerset Council. Aug 23: awaiting planning application to be submitted Feb 24: Application expected end of Feb. Nov 24: The legal contractual arrangements have been complex, and it is expected that these may not be complete until the end of Feb 25. A planning application is expected around the same time. Feb 25: MB to give a verbal update Mar 25: Public Consultation due to take place	Clerk/Deputy Clerk	Ongoing
Nov-20	Ongoing issues with many gullies in the town	Deputy Clerk is putting together a spreadsheet of problems.	Nov 22: Ongoing contact with Highways. Budget spent, however clearance can be organised for urgent jobs. May 23. To be readdressed in upcoming site meeting with Somerset Council in June. Yearly jet washing will take place, awaiting schedule Dec 23: Jet washing completed in May and October Oct 24: This has been added to the list for the EHM pilot Nov 24: The Deputy Clerk has a meeting scheduled to discuss gully clearance as part of the pilot Jan 25: We are awaiting a date for the 'Welcome to Crewkerne signs' cleaning and clearance and the gullies will be scheduled for a second day.	Deputy Clerk/Highways	Ongoing

Dec-20	Diversion of Henley footpath railway crossing proposed by Network Rail and associated with the planning approval for a development on land at the top of Kithill.	Following a presentation from Network Rail, it was agreed to organise a site meeting to allow NR representatives to understand the Town Council's concerns.	Sept 22: Contact made with SSDC Planning regarding this pre condition and request for update. Apr23: Noted, correspondence received from Network Rail regarding a proposed diversion application. Further information due from Network Rail. May23: update received with 2 diversion potential routes. Somerset Council to do site visit. Crossing lies within West Crewkerne Parish so only comment from neighbouring Parish.	Network Rail/SCC Footpaths officer. NMA refused Jan 23.	Ongoing
Aug-21	Wall adjacent to Gouldsbrook Terrace crumbled leaving debris on the pavement.	The Deputy Clerk was asked to investigate ownership of the wall and send a letter to the owner to request that the wall was made safe	Feb 23: Highways confirm they have had difficulty communicating with landowner about the repairs needed. June 23: Highways confirm no progress made as landowner not responding. Nov 23: Discussed with Highways – no more they can do as privately owned Jan 24: Deputy Clerk to investigate if the wall can be repaired and recharged to the homeowner Feb 24: SC do not have the money or resources to do this March 24: More of the wall has fallen Sept 24: Re assess in the Spring	Highways	Ongoing?
Oct 22	Diseased tree on Market Street	Agreed to replace it but queried £300 licence fee	Town Clerk has submitted planting proposal to Highways but not yet received confirmation. Sept 23: chased. Oct 23: Trees could do with pruning Jan 25: No contact with tree officer	Town Clerk	Ongoing
Dec 22	Faded road markings – zebra crossing outside Waitrose/Library also junction of Wynnstay with North Street.	Responsibility – SC? Responsibility – Private ownership?	SC to refurbish car park markings South Street – date to be confirmed. Mark ups in car park Sept 23 – Somerset Council seeking quotations for lines Oct 23. March 24: Deputy Clerk to chase	Town Clerk	Ongoing

			Sept 24: Road markings are being scheduled on a reactive basis		
Mar 23	Overflowing bins	Clerk to contact Streetscene about collection schedule.	Deputy Clerk has requested a collection schedule be confirmed. July 23: further request for schedule. Sept 23 request for schedule requested again. Nov 23 No schedule provided, Deputy Clerk to report all overflowing bins to Streetscene Dec 23 SC have installed a new co mingle bin on Kithill Jan 24: Deputy Clerk to compile a spreadsheet of complaints Jan-March 24: No complaints April 24: x5 complaints received – all within a few days Sept 24: Several overflowing dog bins recently Oct 24: SC are currently reviewing the bins in the area. Some may be replaced with larger co-mingle bins.	Town/Deputy Clerk	Ongoing
Jun 23	Dropped Kerbs	Report sent to Highways for consideration	Report submitted by Space4Crewkerne about dropped kerbs in town. Discussed at Highways meeting. July 23: report sent to Highways. Aug 23: response received stating it has been passed to the SIS team for assessment. Nov 23: Highways have been asked for a cost, they suggested to get quotes from external contractors	Deputy Clerk	Ongoing
Jun 23	Mobility Scooter Access	Request for steps to be changed to allow mobility scooter area in Severalls/Southmead Crescent area passed to Highways	July 23: Information sent to Highways to consider. Aug 23: response received stating it has been passed to the SIS team for assessment	Deputy Clerk	Ongoing
Sept 23	High walls around Rose Lane deteriorating – debris over road	Reported to Highways	Nov 23 This has been reported to Ian at Streetscene April 24: With the service provider to survey and repair Sept 24: No update	Deputy Clerk	Ongoing

Nov 23	Missing 'No Entry' road markings at the junction of Market Street, West Street and Hermitage Street after some recent work	Reported to Highways Nov 23	Nov 23: Lines will be repainted Sept 24: Reported again at Highways visit Nov 24: This has been added to Highways schedule of works Jan 25: This will be completed by the end of the financial year. It is weather dependent as this can't be done when the road is gritted	Deputy Clerk	Ongoing
Feb 25	Grit Bins	To seek permission to install three new grit bins	Proposed locations Beechwood Drive, Thomson Drive and at the top of Kithill. Mar 25: Agenda Item	Deputy Clerk	Ongoing