



MARTOCK PARISH COUNCIL

Full Council Minutes 5th February 2019

Minutes of an extraordinary meeting of Martock Parish Council

5th February 2019 at 7.00pm at Martock Church of England Primary School

Present: Cllrs Neil Bloomfield (Chair), Graham Middleton, Marilyn Butler, Louise Clarke, Jenny Becker, Sam Burke, Alan Potter, Sylvia Williams, Jesse Spencer and Fiona Miller.

In attendance: Adam Persson (Clerk), and forty members of the public.

Apologies: Cllrs Sam Radford and Patrick Palmer.

No.	Subject	Comments
021/19	Announcement that the meeting may be filmed or recorded	An announcement was made that the meeting may be filmed or recorded. It was AGREED to record the meeting.
022/19	To receive any apologies for absence	Apologies had been received from Sam Radford who was away and Patrick Palmer who had an interest in planning application 19/00064/FUL.
023/19	To receive any declarations of interest	No declarations of interest received.
024/19	To receive a report on any dispensations granted	No dispensations had been granted.
025/19	To consider the following applications: 19/00242/HOU. The erection of a single storey side extension to form an annexe and the formation of a new vehicular access and parking 19/00064/FUL. The erection of 120 homes together with associated infrastructure including access/highway improvements, drainage and attenuation, play area, open space and landscaping	The application was discussed. A proposal was put forward that the Parish Council had no objection to this application. Jenny Becker proposed and Louise Clarke seconded the proposal. Unanimously AGREED . No representative of the developer was present. The details of the application were discussed. All local authorities must show they have sufficient land available for 5 years' worth of building based on their local plan. SSDC is failing in its land supply obligations, although Martock wasn't failing in its own

		<p>right. The Local Plan produced in March 2015 had failed by July of that year. The Local Plan settlement policy sets Martock an indicative target of 230 houses for the 22 year plan 2006-28. This equates to 11 houses per year. An extra 120 houses will take the number of approved buildings to 326, which is 42% above the target with nine years of the plan still left to run. However, a new Local Plan is in review but is already being called "The Plan" and has an indicative figure of 330 houses.</p> <p>For the application to fail it needed to show real demonstrable harm to the community. The School and Surgery were struggling as they are running at capacity but would not be able to object. Traffic will be worse but would function and any improvements to local amenities in response to new developments often lead to more development. Flooding is also an issue with identifiable springs in the fields to be developed. Wessex Water have to provide adequate supply but pumps would probably be required.</p> <p>When the application reaches the Area North Committee, the scheme of delegation will mean that unless the Committee approves the application it will be referred to the Regulation Committee. Committees cannot go against the advice of experts unless they commission their own experts.</p> <p>Representations were made by members of the public in attendance. Issues raised included fewer parking spaces in the development than would meet the SCC Parking Strategy Document standards, as adopted by SSDC, for residential development. The impact of the development on the Surgery, School and other amenities. The increased risk of flooding. The impact of increased congestion on roads through and around Martock and housing supply under the Local Plan.</p> <p>A proposal was put forward that the Parish Council objected to this application on the following planning grounds:</p> <ol style="list-style-type: none"> 1. That if approved, this application would bring the total number of new dwellings committed or approved in Martock since the start of the current planning period to approximately 326, a figure that is 42% above the indicative target of 230 as set out in the adopted Local Plan 2006-2028, which was described in the Laver's Oak and Ringwell Hill appeal decisions as being a reasonable development over the Local Plan period despite the absence of a 5 year housing land
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		<p>supply. This development would skew the settlement strategy as laid out in the Local Plan.</p> <p>2. The Martock out-commute is approximately net 60%, a figure significantly higher than comparable settlements and which is detrimental to the economic sustainability of Martock. There is no evidence that this development would lead to significant job creation in the village and would therefore increase commuting numbers even further.</p> <p>3. The inevitable increase in traffic onto North Street will cause significant peak time difficulties on this already congested road, the village of Ash and through to Stoke Road and Bower Hinton.</p> <p>4. The detrimental impact on Martock's already oversubscribed Primary School, as stated in the last weeks by the LEA, and the detrimental impact on Martock Surgery which is already under considerable pressure.</p> <p>5. The Coat Road site is well known for its natural springs and has a drainage ditch, Cobden's Ryhne running through the site. Evidence has shown that the proposed underground storage will be subjected to silting. The proposed use of hydro-brakes will lead to silting and will release excess water compounding downstream flood risk, exacerbated by exceeded SuDs capacity.</p> <p>6. That the proposed parking space provision has 39 fewer spaces than the SCC Parking Strategy Document guidelines, as adopted by SSDC, require for residential development to provide a parking neutral development.</p> <p>Louise Clarke proposed and Jenny Becker seconded the proposal.</p> <p>Unanimously AGREED.</p> <p>When the application came before the Area North Committee, as many people as possible should attend. The meeting would be advertised as widely as possible including by leafleting.</p>
026/19	To receive a report from the Chairman on any other planning matters	There were no other planning matters.

The meeting closed at 20.45pm

Approved (date): 27th February 2019

Signed by the Chair: _____