



MARTOCK PARISH COUNCIL

Planning Committee

Parish Hall, Church St Martock TA12 6JL
Email : support@martock-pc.gov.uk 01935 822891

**Minutes of the Planning Committee held at
6.30 pm on Wednesday 27th April 2022 at Martock Parish Hall**

Present: Cllr Paul Helyer (Chair), Cllr Alan Potter (MPC Vice Chairman), Cllr Blair Crisp

In Attendance: Sarah Goodman (Parish Clerk)

1 Apologies

Apologies had been received from Cllr John Hole (MPC Chairman) and Community Gordon Swindells

2 To receive any declaration of interest in items on the agenda

No declarations of interest had been received

3 To receive a report on any dispensations granted – Parish Clerk

Not applicable since no declarations of interest had been received

4 To receive notice that the meeting may be recorded

Notice was given that the meeting was being recorded for the purpose of the minutes

5 Public Participation

No members of the public were present

6 To approve and accept the minutes of the Planning Committee on 5th April 2022

Draft minutes had been distributed prior to the meeting. The draft minutes were approved and unanimously agreed as an accurate record of the Planning Committee meeting of the 5th April 2022.

7 To consider the following planning applications:

22/00976/HOU

Myrtle Cottage 6 North Street Martock Somerset TA12 6DH -
Rebuild of domestic outbuilding and associated works (retrospective).

It was agreed that Martock Parish Council would raise no objections to this proposal.

Proposed by Cllr Paul Helyer Seconded by Cllr Alan Potter

Unanimous decision

22/00844/HOU

139 Bower Hinton Martock Somerset TA12 6LG – Single-storey rear kitchen extension

After discussion, it was agreed that Martock Parish Council would recommend refusal of this application for the following reasons:

- a. The proposal fails to acknowledge that this is to a very prominent house, within the Martock Conservation Area.

- b. The proposal fails to provide an assessment of the character of the site and its context (including landscape character and relationship to heritage assets) or show how the development fits in with these specific characteristics. [MART11]
- c. It is not apparent that the proposal is in accordance with the Martock Design Statement [MART11]

Proposed by Cllr Paul Helyer Seconded by Cllr Blair Crisp
Unanimous decision

8 To consider any additional applications validated by SSDC during April 2022 and notified to Martock Parish Council prior to 27th April 2022.

Applications 22/00832/HOU & 22/01118/LBC had been validated by SSDC on 21st April 2022 and notified to Martock Parish Council on 22nd April 2022. Notes on the applications had been circulated to planning committee members on 23rd April 2022.

22/00832/HOU & 22/01118/LBC

Conversion of existing store to form annexe accommodation associated with Knuston Lodge - Knuston Lodge Church Street Martock Somerset TA12 6JL

After discussion (which noted the recommendation from the meeting of 5th April 2022 for application 22/00601/HOU and that the Design Statement does not fully that reflect Knuston Lodge is within the settings of at least 24 listed buildings, two of which are Grade 1 and three Grade 2* hence the proposal is lacking in essential detail), it was agreed that Martock Parish Council would recommend refusal of application for the following reasons:

- a. The application adds a bedroom and removes an off-road parking facility

However, if the application is granted, then it should be subject to the following conditions:

- b. That the house frontage which is now a short driveway to the garage should be redesigned to restore that which existed before the garage.
- c. That all reconstruction be in ashlar Hamstone, using Hamstone lime mortar, to match the house.
- d. That the proposed new door should be constructed from hardwood and should reflect, in both its design and its position within the wall, the existing six-panel construction of the main front door
- e. That the fenestration in the extension matches nearby buildings and be constructed in hardwood
- f. That any repairs to the existing roof be done using reclaimed Welsh Slate
- g. That the guttering and downpipe should be in cast iron and match the area.
- h. The application is supported by the conservation officer.

Proposed by Cllr Paul Helyer Seconded by Cllr Blair Crisp
Unanimous decision

The meeting closed at 7.03 pm

Approved (date):

Signed by the Chair: _____

End of minutes