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

Minutes of the Planning Committee held at  
7:00 pm on Wednesday 7<sup>th</sup> December 2022 at Martock Parish Hall

**Present:** Cllr Paul Helyer (Chair) Cllr Andrew Clegg (Vice Chair)  
Cllr Ash Warne  
**Apologies:** Cllr Joy Bailey Cllr John Hole Cllr Tony Welsh  
**In Attendance:** Sally Scattergood (Clerk)

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**304 To receive any apologies for absence**

Apologies had been received from Cllrs Joy Bailey, John Hole, and Tony Welsh.

**305 To receive any declarations of interest in items on the agenda**

No declarations of interest in items on the agenda had been received.

**306 To receive a report on any dispensations granted**

Not applicable since no declarations of interest in items on the agenda had been received.

**307 Public Participation**

There were no members of the public present at the meeting.

**308 Confirmation of minutes of previous meetings**

The minutes of the Planning Committee meeting held on 9<sup>th</sup> November 2022 were agreed as an accurate record of the meeting and were signed (and each page initialled) by the Planning Committee Chair.

**309 Paper on Martock's historic Former Council Houses**

Cllr Clegg had produced a paper summarising the historic significance of some of Martock's former Council Houses. The paper had been circulated to members of the committee to inform discussion on agenda item 7a. (Attachment 1)

**310 To consider the following planning applications and agree comments to submit to the Local Area Planning Authority:**

a. 22/03029/HOU

The demolition of a single garage, erection of a two-storey side extension and a single storey rear extension

1 Hillview Terrace Bower Hinton Martock Somerset TA12 6LE

There had been no comments raised by members of the public on this application.

After discussion, it was agreed that MPC Martock Parish Council would recommend an objection to application 22/03029/HOU on the grounds that it will harm the essential symmetry of the architecturally significant row of Yeovil Rural District Council houses dating from the 1930s. The row is one of the best, untouched surviving examples of this housing tradition and is in a prominent position within the Martock Conservation Area.

Policy Mart9 of the Neighbourhood Plan seeks to protect 'non-designated Heritage Assets' in the village and the Martock Village Design Statement recognises the extensive collection of

examples of the houses designed for the Council by the Yeovil architects Petter and Warren. Several are mentioned in Pevsner (1958) and Hillside Terrace is the finest example in the village of the mid-thirties version and is an asset worthy of protection. We take the view that any modifications of these buildings should be subservient to, and not challenge, the original design.

Martock Parish Council recommends that the Conservation Officer consider requesting that this extension is reconsidered with a view to creating a design that better respects the integrity of the original design and concept.

### References:

- [Martock Neighbourhood Plan](#) Section 8, Built Environment.
- <http://www.martockplan.org.uk/Documents/Supportingdocs/VDS.pdf> (from page 11)

Proposed Cllr Clegg, Seconded Cllr Helyer. Unanimous decision.

### b. 22/03304/TCA

Notification of intent to Fell No. 4 Trees within a Conservation Area.  
The Lawns, 6 Water Street Martock Somerset TA12 6JN

There had been no comments raised by members of the public on this application.

After discussion, it was agreed that MPC Martock Parish Council has no objections to Application 22/03304/TCA.

Proposed Cllr Helyer, Seconded Cllr Clegg. Unanimous decision.

### c. 22/03317/TCA

Notification of intent to Fell/Carry out Tree Surgery works to No. 8 Trees within a Conservation Area.

Bearley House East Street Martock Somerset TA12 6LZ

There had been no comments raised by members of the public on this application.

After discussion, it was agreed that MPC Martock Parish Council has no objections to Application 22/03317/TCA.

Proposed Cllr Clegg, Seconded Cllr Helyer. Unanimous decision.

### d. 22/02883/HOU

To erect a 14x10 Malvern Heavy Duty Apex shed, windows facing our rear garden, single door opening between garage and shed. Felt roof tiles, wooden construction on Drybase system.

Hyridge 2 Foldhill Lane Martock Somerset TA12 6NH

There had been no comments raised by members of the public on this application.

After discussion, it was agreed that MPC Martock Parish Council has no objections to Application 22/02883/HOU.

Proposed Cllr Helyer, Seconded Cllr Clegg. Unanimous decision.



### **311 To consider any additional Planning Applications pertinent to the Parish of Martock and validated by the Local Area Planning Authority prior to 12<sup>th</sup> October 2022**

a. 22/03346/TCA

Notification of intent to carry out Tree Surgery Works to various trees within a Conservation Area.

Corner Cottage Church Street Martock Somerset TA12 6JL

This application had been validated by SSDC on 29<sup>th</sup> November 2022.

There had been no comments raised by members of the public on this application.

After discussion, it was agreed that MPC Martock Parish Council has no objections to Application 22/03346/TCA.

Proposed Cllr Ash Warne, Seconded Cllr Helyer Unanimous decision.

b. 22/02632/S73A

S73A application to amend Condition 20 of approval 19/02656/FUL (for the erection of 120 dwellings together with associated infrastructure including access/highway improvements, drainage and attenuation, play area, open space and landscaping) to alter the footpath design at the south of the site connecting to Hills Orchard and Beech Road to take into account the correct tree location.

Land OS 0002 Coat Road Martock Somerset

This application had been validated by SSDC on 1<sup>st</sup> December 2022.

There had been one comment raised by members of the public on this application – however examination of the comment revealed that it actually related to the original development itself rather than the design of the footpath in response to condition 20 of the original approval.

After discussion, it was agreed that, on the assumption that the changes to the design do not involve removal of, or risk to, the subject tree, Martock Parish Council has no objections to Application 22/02632/S73A subject to the agreement of the tree officer.

Proposed Cllr Helyer, Seconded Cllr Clegg. Unanimous decision.

c. 22/03171/HOU & 22/03172/LBC

Reduction to the size of two existing dormers along with two new additional dormers to rear of property and additional window to North-East Elevation. Internal alterations to provide additional bedroom, sitting area, dressing room and bathroom.

Coat House Highway Road Martock Somerset TA12 6AR

These applications had been validated by SSDC on 2<sup>nd</sup> December 2022.

There had been no comments raised by members of the public on these applications.

After discussion, it was agreed that Martock Parish Council has no objections to Applications 22/03171/HOU or 22/03172/LBC subject to the condition that the Conservation Officer is satisfied.

Proposed Cllr Helyer, Seconded Cllr Clegg. Unanimous decision.

d. 22/03254/FUL

Partial demolition, partial conversion, and new build development to form 10 no. dwellings.

Old Sparrow Works Ringwell Hill Martock Somerset TA12 6LG

This application had been validated by SSDC on 11<sup>th</sup> November 2022 but had only been notified to MPC on 5<sup>th</sup> December 2022.

There had been no comments raised by members of the public on this application.

It was noted that the request for an extension on date for return of comments on this application to the end of January 2023 had been granted by SSDC Planning.

Cllr Andrew Clegg had prepared a summary of some of the background to this application (Attachment 2).

After discussion, it was agreed that MPC would

- i. Take up the offer of a site meeting with the developers.  
Proposed Cllr Helyer, Seconded Cllr Clegg. Unanimous decision  
[Parish Clerk to arrange a suitable date with the developers and advertise the meeting on the Parish Website and Social Media page]
- ii. Call a public meeting of the Planning Committee (provisional date Monday 16<sup>th</sup> January 2023) to consider the Planning Committee's response to application 22/03254/FUL at which the developer will be invited to attend and present the plans.  
Proposed Cllr Helyer, Seconded Cllr Clegg. Unanimous decision

### **312 To receive the Planning Committee Chair's Report**

The Planning Committee Chair's report covering November 2022 was received.

### **313 Pedestrian Access to Pedestrian Access to the Stoke Road Industrial Site**

It was noted that Full Council had decided not to accept the Planning Committee's recommendation that MPC support a road safety improvement scheme for pedestrians on Stoke Road.

It was agreed that the Planning Committee Working Group on this issue would proceed with the intention of formulating a revised recommendation to put to Full Council in due course.

Proposed Cllr Ash Warne Seconded Cllr Clegg Unanimous decision.

### **314 To note the provisional date for the next meeting of the MPC Planning Committee.**

The date for the next meeting, currently scheduled for 11<sup>th</sup> January 2023, is provisionally set for the Monday 16<sup>th</sup> January 2023 at 7pm

The meeting closed at 8.10 pm

Approved (date):

Signed by the Chair: \_\_\_\_\_



## Cllr Paul Helyer

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**From:** Andrew Clegg  
**Sent:** 25 November 2022 20:13  
**To:** Cllr Paul Helyer; Joy Bailey; Cllr John Hole; Ash Warne; Tony Welsh  
**Cc:** support@martock-pc.gov.uk; Gordon Swindells; Neil Bloomfield  
**Subject:** Council houses

Dear Planning Committee

Sorry this is a long email but I hope you will read it.

Its purpose is to share quite a lot of work and thinking that has gone into the issue of conserving the best of our village which has 200 listed buildings, exceeded only in Somerset by Taunton, Shepton and Bridgewater.

But this is about an important set of buildings that are not listed.

It is a bit of background to an application for an extension that may come before the next Planning meeting.

You may (or may not) have heard of Sir Nikolaus Pevsner's 'Buildings of England' - 46 volumes of guidebooks to the architecture of the whole of England that is now kept under revision by County. It is a monumental critical evaluation of the best of English architecture. **A positive mention in Pevsner means the building is important.**

Pevsner devoted a good few pages to Martock - more than most other Somerset villages - and he mentioned our **Council Houses**, of which we have a fine collection that we should be taking care of.

The Council House movement began in earnest after WW1 as the 'Homes for Heroes' movement and the key Act became known as the Addison Act after the Minister responsible - who was the Minister of Health. This allowed District Councils to build houses. The dynamic Yeovil Rural District Council had, however, already begun building council houses 10 years earlier when they commissioned the local architectural firm of **Petter and Warren** to produce a succession of simple and elegant designs. John Petter, one of the founder partners, was the son of James Petter who founded the Yeovil engineering company that subsequently became Westland.

The **Petter and Warren basic design** drew heavily on the Arts and Crafts movement that evolved at the end of the nineteenth Century and gave rise to a very English style of architecture we see in our Garden Cities (and here in Martock in the two sets of houses on Coat Road opposite the new development). Roofs were prominent and overhanging, often with gables at the front, bedroom windows were immediately under the eaves, and chimneys were a significant design feature in a practical central position for warmth. And there must be a small front garden and a large rear one to allow some food self-sufficiency - big enough for chickens and pigs. Above all, the plumbing had moved inside and included a flush toilet.

**Martock has examples of almost all the Petter and Warren designs** from the earliest (the Horseshoe dating from 1912) to the post-WW2 iterations at the end of East Street. The houses are typically in groups of two, four or six, each pair sharing a chimney stack. They are simple symmetrical designs often arranged in rows or crescents containing several blocks of houses.

The finest crescent in Martock is **Steppes Crescent** (mentioned in Pevsner and dating from about 1921) which consists of 22 houses in 11 semi-detached pairs. These each have a single entrance door at the side, very common at that time. The terrace of six pairs on the south side of Coat Road are a slightly later iteration with front doors on the front and chimneys separated and moved to the rear roof (sadly some have been removed).

There is a **fine row of four groups of four in Bower Hinton** on the West side just above and opposite the United Reformed Church. Two sets of these are in brick and two in stone. These were built probably in the 1930s. Later, after World War II it was felt that Council Houses should have an access to the rear and so the two central houses in post-war groups of four had a central passage through the building. We can see these at the end of East Street.

**Martock has a particularly fine and important collection of Petter council houses** which show how the basic well-proportioned design has evolved over time. **We should be thinking about conserving them.** We should, in particular, be wary of proposals that would compromise the essential features of the design such as the overall symmetry of each group, the simple porticos, the big overhanging and dominant roofs and the large and symmetrically placed chimney stacks. Nationally, we are beginning to see some of the best council housing listed and this includes one unusual version of the Petter design produced in corporation with Peter Nissen (of Nissen Hut fame). Sadly we don't have any of these but a prominent group of eight in four semi-detached buildings can be seen from the A 303 above Queen Camel.

**It is unlikely that any of our Council Houses will be listed any time soon,** not because they are undeserving but because there are still lots of them. And also because it is not Historic England policy usually to list groups of houses. This means that it is up to us to try and ensure that these houses are passed on in as good a condition as possible to future generations.

In recent months you may have seen that some of the best have been desecrated by the Housing Association that now owns them. The old Bridgewater tiles have been stripped off, new lining and (presumably) good insulation have been added and new tiles have been put on which have a rather dead plastic uniform look about them. So a roof that once covered four houses uniformly has been partially replaced leaving old tiles only on the ones that have been bought by tenants. I wonder what Pevsner would have made of it.

For more information see <http://www.martockplan.org.uk/Documents/Supportingdocs/VDS.pdf> (from page 11)

Hope you got this far.

Andrew

## **Sparrows works planning application**

### A bit of background

This is the site of Sparrows Works, a foundry developed around 1850 by William Sparrow, formerly of Parrett works. It became Martock's most successful business specialising at the turn of the century in electric generator powered commercial and domestic premises (and in the process developed a world first, the electric dodgem car). Sparrows Works is on both sides of the road, this development site is the oldest and south of the road and is currently unused.

Although the foundry itself and its chimney have been demolished, the remaining C19 stone buildings still exist and will be incorporated into the development. The C20 buildings (brick) will be demolished.

The whole development is brownfield and is within the Settlement Boundary (two characteristics which tilt the planning balance very much in its favour) .

### **The development history of the area is as follows**

2005 Planning consent was given to agricultural land south of the road adjacent to Sparrows works (not owned by Sparrows) to extend the industrial area onto greenfield land to the south and west. A number of proposals emerged from potential clients but they fell away, mainly, it seems, because of the stringent conditions associated with light and noise as the area is bounded by houses.

2008 Publication of the *Martock Peripheral Landscape Study*. This showed the 2005 area surrounded by a landscape deemed unsuitable for development - it was later made clear by the author of the study that, had the 2005 permission not been already granted, this area would also have been deemed unsuitable on landscape grounds.

2014 A proposal to change the 2005 industrial consent to build 45 houses on the land, including the brownfield area, was received. The brownfield area was advertised for a year (as required) to test its suitability for industry but there were no responses and the last few industrial tenants left.

2015 SSDC turned down the 2014 application for 45 houses. It went to appeal where it was also turned down. The main reasons were that the houses were too great in number, too far from the village centre and also harmed the greenfield landscape (albeit minor harm).

2017 Sparrows were granted permission to replace the two large 1948 industrial warehouses north of the road with a modern suite of 10 industrial and commercial buildings which included relocating the dangerous entrance to a much safer position on the east side. This proposal is still active and awaits funding from the disposal of the old site south of the road.

2018 The greenfield land earmarked for commercial and industrial development in 2005 was removed from the SSDC list of viable sites after the approval of the Stoke Road commercial area.

2022 The current application was received. This only covers the brownfield site and is for 10 rather than 45 houses. This means, in effect, that most of the reasons for refusal at the appeal fall away.