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Parish Hall, Church St Martock TA12 6JL  
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Minutes of the Planning Committee held at  
7:00 pm on Wednesday 9<sup>th</sup> November 2022 at Martock Parish Hall

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**Present:** Cllr Paul Helyer (Chair) Cllr Andrew Clegg (Vice Chair)  
Cllr Tony Walsh Cllr Ash Warne

**Apologies:** Cllr John Hole

**Absent:** Cllr Joy Bailey

**In Attendance:** Sally Scattergood (Clerk)

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**248 To receive any apologies for absence**

Apologies had been received from Cllr John Hole.

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

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

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

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

**251 Public Participation**

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

**252 Confirmation of minutes of previous meetings**

The minutes of the Planning Committee meeting held on 12<sup>th</sup> October 2022 were agreed as an accurate record of the meeting and were signed (and each page initialled) by the Planning Committee Chair.

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

a. 22/02905/TCA

Notification of intent to Fell No. 1 Tree within a Conservation Area  
11 Ashfield Park Martock Somerset TA12 6EE

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 22/02905/TCA.

Proposed Cllr Helyer, Seconded Cllr Clegg. Unanimous decision.

b. 22/02888/TCA

Notification of intent to Fell No. 1 Tree within a Conservation Area.  
Ashfield House, Flat 4 Ashfield Park Martock Somerset TA12 6EE

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 22/02888/TCA.

Proposed Cllr Helyer, Seconded Cllr Clegg. Unanimous decision.

c. 22/02929/DOC1

Discharge of Conditions No. 6 (Stone) and No. 7 (Openings) of Planning Applications 20/00296/FUL and 20/00297/LBC.

George Inn Church Street Martock Somerset TA12 6JL

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 22/02929/DOC1.

Proposed Cllr Helyer, Seconded Cllr Walsh. Unanimous decision.

d. 22/03011/TCA

Notification of intent to Fell No. 1 Tree within a Conservation Area.

7 The Green, The Bucketts East Street Martock Somerset TA12 6NE

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 22/03011/TCA.

Proposed Cllr Helyer, Seconded Cllr Ash Warne. Unanimous decision.

e. 22/03040/TCA

Notification of intent to carry out Tree Surgery Works to No. 1 Tree and Fell No. 2 Trees within a Conservation Area.

All Saints Church, Church Street Martock Somerset TA12 6JL

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

It was noted that this application had been submitted by Martock Parish Council in anticipation of work being conducted in response to the recent tree survey.

After discussion, it was agreed that MPC Martock Parish Council would support Application 22/03040/TCA.

Proposed Cllr Helyer, Seconded Cllr Ash Warne. Unanimous decision.

**254 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. 22/03078/TCA

Notification of intent to carry out Tree Surgery Works to No. 1 Tree within a Conservation Area.

17 Church Close Martock Somerset TA12 6DS

This application had been validated by SSDC on 31<sup>st</sup> October 2022.

It was noted that this was effectively a retrospective application and that the SSDC Tree Officer decision that no Tree Preservation Order is necessary had already been made on this application on 31<sup>st</sup> October 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 22/03078/TCA.

Proposed Cllr Helyer, Seconded Cllr Ash Warne. Unanimous decision.

b. 22/03079/TCA

Notification of intent to carry out Tree Surgery works to No. 2 Trees within a Conservation Area.

21 Church Close Martock Somerset TA12 6DS

This application had been validated by SSDC on 31<sup>st</sup> October 2022.

It was noted that this was effectively a retrospective application and that the SSDC Tree Officer decision that no Tree Preservation Order is necessary had already been made on this application on 31<sup>st</sup> October 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 22/03078/TCA.

Proposed Cllr Helyer, Seconded Cllr Ash Warne. Unanimous decision.

### 255 To receive the Planning Committee Chair's Report

The Planning Committee Chair's report for October 2022 was received.

It was noted that the report includes a summary of the new developments against the targets imposed by the SSDC Local Plan.

### 256 Pedestrian Access to Pedestrian Access to the Stoke Road Industrial Site

Cllr Helyer had prepared a paper (Attachment 1) summarising the issues regarding pedestrian access to the Stoke Road Industrial Site (also known as the Martock Workspace Business Park) and the main options suggested for addressing these issues. After some discussion, the meeting reached consensus as follows:

- a) It was resolved that the Planning Committee would recommend to Full Council that MPC supports a road safety improvement scheme for pedestrians on Stoke Road.

Proposed Cllr Clegg, seconded Cllr Ash Warne Unanimous decision.

- b) It was resolved that Cllr Clegg would draft a letter to be sent to SCC Highways
- Asking for their current views on the safety of Stoke Road and whether these views have changed, particularly with regard to pedestrian safety, since their statement relating to the planning application made in 2015.
  - Requesting a site meeting with SCC Highways at which they would provide a professional opinion on the options available to improve road safety to pedestrians.

Proposed Cllr Clegg, Seconded Cllr Helyer. Unanimous decision.

- c) It was resolved that the Planning Committee would recommend to Full Council that provisions are made for funding of specialist advice towards a road safety improvement scheme for pedestrians on Stoke Road.

Proposed Cllr Clegg, seconded Cllr Ash Warne Unanimous decision.

- d) It was resolved that a working group would be set up to progress this issue.
- The working group will be led by Cllr Clegg with Cllr Helyer as a member.
  - SCC Cllr John Bailey, Mr Swindells and Mr Paull will be invited to participate.
  - The objectives of the working group will be to:
    - Narrow down the options
    - Establish cost and timescale estimates for selected options.
    - Establish who needs to do what to progress each option.

Proposed Cllr Helyer, seconded Cllr Ash Warne Unanimous decision.

### 257 Martock Parish Council Strategic Plan 2023

The meeting considered items to be proposed by the planning committee for inclusion within the Martock Parish Council strategic business plan for 2023.

It was agreed to submit a table (Attachment 2) to Cllr John Hole identifying agreed items for consideration within the Martock Parish Council strategic business plan for 2023.

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

The date for the next meeting is provisionally set for the Wednesday 7<sup>th</sup> December 2022.

The meeting closed at 8.58 pm

Approved (date):

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

DRAFT

## Pedestrian Access to Martock Workspace

### Background

The application for Martock Workspace, 15/05167/FUL, was permitted with conditions on 4<sup>th</sup> March 2016. Subsequent application 16/05479/S73 allowed development in 5 stages – of which the development is currently in Stage 2.

Although the site provides significant parking, in addition to a number of businesses, Stage 2 of the Martock Workspace includes a café and a dentist which have increased demand for pedestrian access to the site.

Despite concerns regarding pedestrian access to the site being noted from the original planning application, no specific conditions relating to pedestrian access were imposed. The Planning Officer's Report included the following relating to site access:

- "Highway Safety Several objections have been received, including concern about the proposed level of visibility and proposed access width, as well as the speed of vehicles on the adjoining Stoke Road, and width of the public highway too. There are concerns that increased usage of the site could lead to an adverse impact on highway safety at this point."
- "The Highway Authority have given the various concerns consideration, however have concluded that the proposed arrangements are acceptable and that the surrounding highway network is suitable to support the anticipated vehicle movements."
- "Measures to encourage the use of more sustainable ways to access the site are considered under a submitted Measures Only Travel Plan, however these have not been considered fully at this stage due to the site development criteria requiring a Travel Plan Statement. While preferring that the provision of this be secured by a legal agreement, the Highway Authority have confirmed that they would accept this by condition. Overall, it is not considered that there would be a severe impact on highway safety, as a result of this development, subject to the imposition of appropriate highway conditions and the submission of the amended Travel Plan."

The route referred to in the Planning Application 15/05167/FUL Travel Plan for pedestrians is the Stoke Road Recreation Ground Perimeter Path, Permissive Path Y16-21 PP and Public Footpaths Y16-35 and Y16-20. This is a potentially safe route for fit and agile pedestrians during daylight hours, however, it is over a mile long, unlit, rough and uneven, unsuitable for wheelchairs, mobility scooters or cyclists.

### Problem Statement

The entrances the Stoke Road Recreation Ground and the to the Martock Workspace Business Park are less than 180m apart along Stoke Road. There are no provisions for pedestrians, wheelchair users, mobility scooters or cyclists on Stoke Road between these entrances.

An increasing number of pedestrians are walking along Stoke Road from the Recreation Ground Entrance to the Martock Workspace Entrance. Stoke Road is particularly narrow along this stretch with little or no verge.

There is a blind corner between the roundabout at the junction of Stoke Road and the B3165/Water Street and the entrance to the Stoke Road Recreation Ground. Cars often exceed speed restrictions on this stretch of road.

### Option considered

A number of options have been considered.

1. Do nothing

The Stoke Road Recreation Ground Perimeter Path, Permissive Path Y16-21 PP and Public Footpaths Y16-35 and Y16-20 provide a route for pedestrians that connects the car park at Stoke Road Recreation Ground with Martock Workspace.

- This route is just over a mile long, is largely unlit with a surface that is rough and uneven
- This route isn't suitable for wheelchairs, mobility scooters or cyclists
- Pedestrians will continue to walk along Stoke Road.

2. Establish a new public or permissive footpath connecting the existing public footpath Y16-17 to Stoke Road opposite the entrance to Martock Workspace. Provide a pedestrian crossing or footbridge across Stoke Road.

- This will require permission from the existing landowner on the North side of Stoke Road as well as the provision of a crossing or footbridge
- This would still entail a substantial walk from most parts of the village and would probably be insufficient to reduce pedestrian traffic along Stoke Road

3. Create a pavement along Stoke Road between the entrance the Stoke Road Recreation Ground and the Entrance to the Martock Workspace.

- This will require:
  - permission or purchase of land from owners of four houses on the South side of Stoke Road as well as the owner of Martock Workspace
  - construction of a new pavement along part of Stoke Road
- At present the landowners are not donating any land
- There would be the potentially expensive redesigning of the existing flood prevention measures that protect one of the existing properties

4. Create a pavement along Stoke Road between the entrance the Stoke Road Recreation Ground and the existing lane entrance to the poultry farm. Establish a new permissive path from this shared access lane into a new pedestrian side entrance into Martock Workspace.

- This will require:
  - permission or purchase of land from owners of three houses on the South side of Stoke Road as well as the owner of Martock Workspace
  - construction of a new pavement along part of Stoke Road
  - Construction of a new side entrance into Martock Workspace for pedestrians
- At present the landowners are not donating any land
- There would be the potentially expensive redesigning of the existing flood prevention measures that protect one of the existing properties
- The permissive path would cross the existing shared access route into the poultry farm

5. Establish a new public or permissive path from the Stoke Road Recreation Ground using the field to the rear of Fosse House, Meadows and Water Meadow, then going north on the existing shared track to Stoke Road, accessing Martock Workspace from the track on the west side of the site.
  - This will require:
    - permission or purchase of land from owner the fields to the South of Fosse House, Meadows and Water Meadow as well as the owner of Martock Workspace
    - construction of a new pavement along part of Stoke Road
    - construction of a new side entrance into Martock Workspace for pedestrians
  - The path would cross the existing shared access route into the poultry farm.
6. Implement traffic calming measures along Stoke Road between the roundabout at the Stoke Road Junction with B3165/Water Street and the entrance to the Martock Workspace
  - The stretch of Stoke Road concerned is already very narrow.
  - Stoke Road is one of the main routes into Martock from the A303 (possibly the only route suitable for HGVs)
  - Providing effective traffic calming would significantly reduce the capacity for vehicle traffic.
7. Other options considered included: providing pedestrian access to the east of the Martock Workspace from public footpath Y16-17A; or construction of a path along the north side of Stoke Road.
  - These were not considered to offer any significant benefits or avoid issues associated with the other options discussed above.

#### Other relevant information

- The nature of the road and grass verge width is such that it will not be possible to construct a minimum pavement width of 1.8 metres on either side of the road without land from the adjacent landowners, or reduction in the width with suitable traffic control, so that a minimum width pavement can be constructed without using nearby land.  
The minimum width of the grass verge outside Fosse House is 1 metre, and the maximum width outside Meadows is 3 metres. There is no grass verge outside Water Meadow or the farmland adjacent and to the east of Water Meadow.  
To provide a minimum width footpath of 1.8 metres land would be required from the owners of Fosse House, Water Meadow and the farmland east of Water Meadow, either by donation to County or compulsory purchase.
- There is some uncertainty over ownership of the verges to the south of Stoke Road – Somerset County appear to own the grass verges and Highways are responsible for maintaining the road surface and verges, but they do not own the ground underneath. Mrs. Mitchell believes that she owns the grass verge outside her property. At present the landowners are not donating any land.
- There would be the potentially expensive redesigning of the existing flood prevention measures that protect existing property.
- The widest part of Stoke Road, outside the entrance to Meadows is 6.2 metres, the road narrowing to 5.6 metres outside Fosse House, at a point 7 metres west of the entrance to the Recreation Ground. A 7.5 ton HGV is 2.35m wide, an 18 ton HGV is 2.54m wide, the maximum width of an HGV is 2.9m wide, which applies to a number of articulated and foreign HGVs which use the road.

It is common for HGVs and similar large vehicles such as tractors to stop in the widest parts of the road, but this often necessitates them driving over the grass verge outside Meadows to allow safe passage, the implication being that there would be the likelihood of the larger vehicles driving over a footpath that replaces the grass verge, thereby impacting on pedestrian safety.

- Highways are unlikely to fund a footbridge for a route which involves a permissive path, as the footbridge would become obsolete if permission for the path is withdrawn at any time.
- Haselbury Pluckett Parish Council paid for a road safety improvement scheme 8 years ago, which consisted of signs and white lines, the cost being in region of £28,000.

#### For the meeting to decide

Should we recommend that Martock Parish Council support a road safety improvement scheme for pedestrians on Stoke Road.

Should we make a formal request of SCC Highways to provide their current thoughts on the safety of Stoke Road, and ask whether their views have changed, particularly with regard to pedestrian safety since their statement in 2015, "The Highway Authority have given the various concerns consideration, however have concluded that the proposed arrangements are acceptable and that the surrounding highway network is suitable to support the anticipated vehicle movements".

Should we request a site meeting with SCC Highways to provide a professional opinion on the options available to improve road safety for pedestrians on Stoke Road.

Should we recommend that provisions are made for funding of specialist advice towards a road safety improvement scheme road safety improvement scheme for pedestrians on Stoke Road.

Should we set up a working group to:

- Narrow down the options and establish cost and timescale estimates.
- Establish who needs to do what to progress each option.