

**Planning Committee**  
**AGENDA**  
**8<sup>th</sup> February 2023**

- 1. Apologies for absence**  
To receive, and consider for acceptance, apologies for absence. (LGA1972 s85)
- 2. Declarations of interest**  
To declare any interests relating to the business of the meeting and receive any dispensation requests from the Clerk. (Localism Act 2011 s29-34)
- 3. Confirmation of minutes of previous meetings**  
To adopt the minutes of the Planning Committee meeting held on 23<sup>rd</sup> January 2023 as a correct record and to be signed by the Chairman.
- 4. To consider the following planning applications :**
  - a.** 23/00146/HOU 10 Moorlands Park Martock Somerset TA12 6DW  
Erection of front and rear single-storey flat roof extensions. Change Garage flat roof to pitched tiled roof and convert garage to a Study. Formation of new window to Bedroom One En-Suite with internal alterations/re-arrangements.  
<https://publicaccess.southsomerset.gov.uk/online-applications/applicationDetails.do?keyVal=ROOAB7OWIW800&activeTab=summary>
  - b.** 23/00001/HOU 24 Bracey Road Martock Somerset TA12 6HE Single storey front extension to create a shower room and entrance hall/utility  
<https://publicaccess.southsomerset.gov.uk/online-applications/applicationDetails.do?keyVal=RVN4LUOWINE00&activeTab=summary>
  - c.** 23/00247/TCA Rose Bank House 5 Church Street Martock Somerset TA12 6JL Notification of intent to Fell No. 1 Tree within a Conservation Area. <https://publicaccess.southsomerset.gov.uk/online-applications/monthlyListResults.do?action=firstPage>
- 5. TO NOTE RECENT PLANNING DECISIONS**
  - a.** 22/03346/TCA Corner Cottage Church Street Martock Somerset TA12 6JL Notification of intent to carry out Tree Surgery Works to various trees within a Conservation Area.  
Decision      Application Permitted
  - b.** 22/03317/TCA Bearley House East Street Martock Somerset TA12 6LZ Notification of intent to Fell/Carry out Tree Surgery works to No. 8 Trees within a Conservation Area.  
Decision      Application Permitted

- c. 22/02883/HOU Hyridge 2 Foldhill Lane Martock Somerset TA12 6NH  
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.  
Decision      Application Permitted with Conditions

**6. Pre-application enquiry**

To consider an enquiry as to whether the committee wishes to make any observation on plans for a scheme for a new house to the rear of Paddock House in Hurst. (Report attached)

**7. Motion from Cllr Clegg received on 5<sup>th</sup> January 2023 – To consider the proposed response to The Department for Levelling Up, Housing, and Communities Consultation, seeking views on how they might develop new national planning policy to support their wider objectives**

<https://www.gov.uk/government/consultations/levelling-up-and-regeneration-bill-reforms-to-national-planning-policy> (as per attached report)

**8. Motion from Cllr Helyer - Old Applications held up by Phosphate Issue**

To review outstanding applications held up pending resolution of the mitigation of additional phosphate and consider what, if any, action should be taken as these applications progress .

**9. Planning Committee Chair's Report**

To receive and note the Planning Committee Chair's February 2023 report. (as attached)

**10. Date of next Meeting**

Close of Meeting and confirm the date of the next Planning Committee meeting as 8th March 2023 at 7.00pm.

**Supporting document for Planning Meeting 8<sup>th</sup> February 2023 agenda item #7**

**Motion from Cllr Clegg received on 5<sup>th</sup> January 2023 – To consider the proposed response to The Department for Levelling Up, Housing, and Communities Consultation, seeking views on how they might develop new national planning policy to support their wider objectives**

<https://www.gov.uk/government/consultations/levelling-up-and-regeneration-bill-reforms-to-national-planning-policy>

Cllr's Cleggs report is as follows :

**Text of an email commenting on the proposed changes in the National Planning Policy Framework, 2022**

Martock Parish Council has the following comments on the proposed changes to NPPF, 2022

**Paragraph 14**

Proposed alterations supported.

We would additionally welcome a clear clause that ensured that provided that a Neighbourhood Plan can demonstrate allocations to meet its identified housing requirement, it should not be considered 'out-of-date' even if the Local Plan is so considered

**Paragraph 60**

Proposed alteration supported.

We regret there is still no specific mention of neighbourhood communities in this clause. Because our existing housing stock consists mainly of larger houses we experience difficulties persuading developers of our particular need for smaller ones. We are experiencing the removal of our younger community away from their family area, forced by a lack of suitable starter-level housing.

**Paragraph 63 (new)**

We regret the failure to define what is meant by 'community' in this new paragraph. The type and tenure in our Neighbourhood Community differs significantly from that in the Planning Area as a whole.

**Footnote 67** on agricultural land is strongly supported. We question, however, why this particularly important issue is confined to a footnote

# MPC Planning Committee Report February 2023

## Introduction

This is the Martock Parish Council Planning Committee Report prepared for the 8<sup>th</sup> February 2023 Planning Committee meeting. It covers the period from the 1<sup>st</sup> January 2023 up to the time of writing [31<sup>st</sup> January 2023].

## Planning applications considered since 1<sup>st</sup> January 2023

4 applications were reviewed by the MPC Planning Committee at the 7<sup>th</sup> December 2022 meeting:

- 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  
MPC Planning Committee recommendation – Conditional Support
- 22/03423/TCA Notification of intent to carry out Tree Surgery works to No. 1 Tree within a Conservation Area.  
Manor Place Church Street Martock Somerset TA12 6JL  
MPC Planning Committee recommendation – no objections
- 22/03498/TCA Notification of intent to carry out tree surgery works to No.06 trees within a Conservation Area  
All Saints Church, Church Street, Martock Somerset TA12 6JL  
MPC Planning Committee recommendation – application noted
- 23/00091/TCA Notification of intent to fell No.01 tree within a Conservation Area  
The Old Vicarage Water Street Martock Somerset TA12 6JN  
MPC Planning Committee recommendation – no objections

## Planning applications Validated by SSDC and awaiting Review

At the time of writing [31<sup>st</sup> January 2023] the following planning applications pertinent to Martock have been validated by SSDC and will be considered by the Planning Committee at its meeting on 8<sup>th</sup> February 2023:

- 23/00001/HOU Single storey front extension to create a shower room and entrance hall/utility  
24 Bracey Road Martock Somerset TA12 6HE
- 23/00146/HOU Erection of front and rear single-storey flat roof extensions. Change Garage flat roof to pitched tiled roof and convert garage to a Study. Formation of new window to Bedroom One En-Suite with internal alterations/re-arrangements  
10 Moorlands Park Martock Somerset TA12 6DW

## Planning Applications Decided by SSDC since 1<sup>st</sup> January 23

At the time of writing [31<sup>st</sup> January 2023] the following planning applications pertinent to Martock were decided by SSDC during January 2023.

- 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  
SSDC Decision Permitted with conditions
- 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  
SSDC Decision Permitted
- 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  
SSDC Decision Permitted
- 22/03423/TCA | Notification of intent to carry out Tree Surgery works to No. 1 Tree within a Conservation Area. | Manor Place Church Street Martock Somerset TA12 6JL  
SSDC Decision Permitted

## Planning Applications Awaiting Decisions

At the time of writing [31<sup>st</sup> January 2023] there are 23 validated planning applications currently identified as awaiting a decision by SSDC.

Of these, the following applications are for new buildings and are potentially awaiting resolution of the Phosphate Mitigation:

- 20/01576/FUL Erection of 3 bed dwelling and associated parking  
Land North Of 6 Newtown Coat Road Martock Somerset TA12 6EX
- 20/03004/FUL Extension to existing House 1 and erection of 2 new buildings with associated infrastructure  
Land Os 2434 (Poultry Units) Stoke Road Martock
- 21/00305/FUL Erection of detached bungalow with rooms in the roof and associated works  
Land At Junction Of Foldhill Close Bearley Road Martock Somerset
- 21/01035/OUT Outline application for up to 100 dwellings with associated works including access, public open space and landscaping.  
Land OS 6925 Coat Road Martock Somerset
- 21/01898/OUT Outline application with all matters reserved except access for proposed dwelling and associated parking.  
Goose Hill Barn, Bower Hinton TA12 6LJ
- 21/02387/FUL Proposed erection of a single commercial / light industrial building comprising 8 No individual units (Use Class B2/B8/E) with associated parking, highways access and on-site light goods vehicle turning facilities  
Plot C Oakland Road Martock Business Park Martock Somerset
- 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

## Planning Committee

### Planning Committee Members

Membership of the Planning Committee is currently:

Cllr Paul Helyer – Chair of Planning Committee

Cllr Andrew Clegg

Cllr Neil Bloomfield

Cllr Alan Potter

Cllr Tony Walsh

Cllr Ash Warne

One vacancy

### Planning Committee Terms of Reference

The Planning Committee Terms of Reference, formally accepted at the meeting of MPC Full Council on 26<sup>th</sup> October 2022, need to be updated to reflect the increase to the number of members to 7 which was agreed by full council.

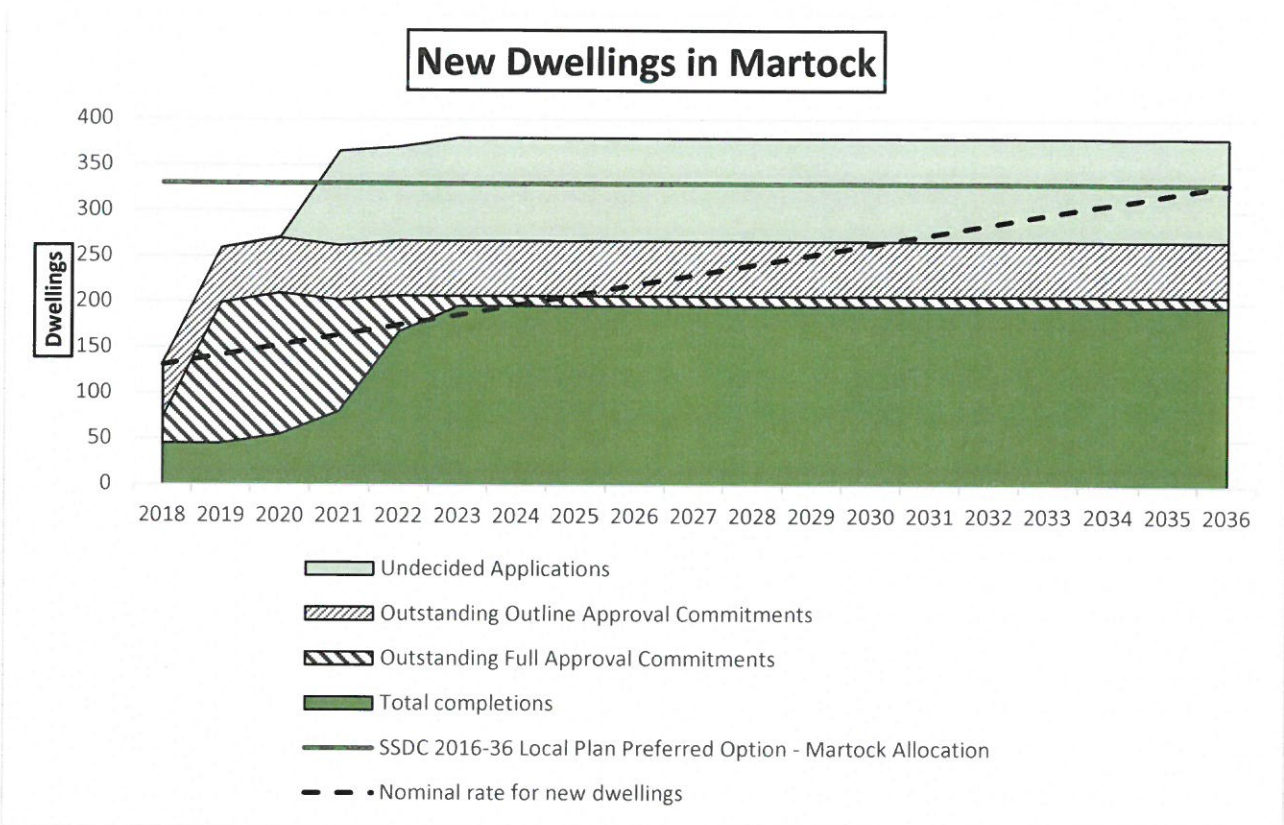
## Local & Neighbourhood Plans

### Local Plan

The reorganisation of Somerset County and District Councils into a single Unitary Council has effectively put the review of the South Somerset Local Plan on hold. “The current Local Plan documents for South Somerset District Council [...] will remain part of the Development Plan until they are replaced either wholly or in part by new Local Plan documents produced by the new unitary council. For the avoidance of doubt adopted Neighbourhood Plans will continue to remain part of the Development Plan for relevant areas.”

South Somerset’s Local Plan for 2006 to 2028 was adopted on 5 March 2015. It identified a residual requirement of 106 new dwellings for Martock up to 2028 as at April 2012.

The SSDC Local Plan Review 2016 to 2036 was initiated and got as far as the second formal stage of consultation prior to being put on hold pending the reorganisation of the District and County Councils into a single Unitary Authority. The Local Plan Preferred Options Document identified a residual requirement of 220 new dwellings for Martock and 3.0 hectares of new employment land up to 2036 (at 31<sup>st</sup> March 2018).



Under "Infrastructure", the Local Plan Preferred Options includes the following statements for Martock:

- "The flood alleviation scheme at Martock includes a 300m flood embankment, throttle structures, widened channel, and walls. If development is proposed on the eastern edge of Martock, existing culverts should be upgraded, funded through developer contributions. Flood defences may need to be raised in the future, depending on the location and floor levels of future development."
- "The Infrastructure Delivery Plan identified the requirement for fluvial flood risk defences, and also a community hall, new open space, sports facilities, play area, and expansion of youth facilities for the settlement. An equipped play area at Martock is a particular priority."
- "Symphony Healthcare Services advise that the existing primary healthcare practices in Martock are operating in excess of operational capacity in accordance with national standards. An options appraisal for what type of healthcare development is required and could be delivered in Martock to accommodate the primary healthcare needs of the increasing population will be necessary."

### Neighbourhood Plan

The Martock Neighbourhood Plan 2018 to 2028 version 4.3 was prepared with reference to the SSDC Local Plan SSDC Local Plan Review 2016 to 2036 Preferred Option Version.

Following a positive referendum result, South Somerset District Council has agreed at the District Executive meeting on 3<sup>rd</sup> June 2021 to make the Martock Neighbourhood Development Plan part of the Statutory Development Plan.

Paul Helyer  
 Chair of Martock Parish Council Planning Committee  
 31<sup>st</sup> January 2023