

# MPC Planning Committee Report November 2022

## Introduction

This is the Martock Parish Council Planning Committee Report prepared for the 9<sup>th</sup> November 2022 Planning Committee meeting. It covers the period from the 1<sup>st</sup> October 2022 up to the time of writing [2<sup>nd</sup> November 2022].

## Planning applications considered since 1<sup>st</sup> October 2022

4 applications were reviewed by the MPC Planning Committee at the 12<sup>th</sup> October 22 meeting:

- 22/02453/HOU Erection of a single storey extension to rear of dwelling & conversion of existing garage into a ground floor bedroom  
6 East Street Drove East Street Martock Somerset TA12 6NL  
MPC Recommendation No objections
- 22/02796/TCA Notification of intent to fell No.05 trees within a Conservation Area  
Paddock House Hurst Martock Somerset TA12 6JU  
MPC Recommendation No objections
- 22/02807/TPO Application to carry out tree surgery works to No.05 trees as shown within the South Somerset District Council (MART 3) 2015 Tree Preservation Order  
Land At Sparrow Works Ringwell Hill Martock Somerset TA12 6LG  
MPC Recommendation Support
- 22/02834/TCA Notification of intent to fell No.01 tree and carry out tree surgery works to No.01 tree included within Conservation Area  
9 Church Street Martock Somerset TA12 6JL  
MPC Recommendation No objections

No applications were reviewed by the MPC Full Council at the 26<sup>th</sup> October 2022 meeting.

## Planning applications Validated by SSDC and awaiting Review

At the time of writing [2<sup>nd</sup> November 2022] the following planning applications pertinent to Martock have been validated by SSDC and will be considered by the Planning Committee at its meeting on 9<sup>th</sup> Nov 22:

- 22/02905/TCA Notification of intent to Fell No. 1 Tree within a Conservation Area  
11 Ashfield Park Martock Somerset TA12 6EE
- 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
- 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
- 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
- 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
- 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

- 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

## Planning Applications Decided by SSSC since 1<sup>st</sup> October 22

The outcome of the following planning applications pertinent to Martock were decided by SSSC during October 2022.

- 21/03665/FUL Full planning application for the demolition of existing building and replacement with Cafe (use class E) as well as creation of new attenuation pond with associated landscaping and works  
Martock Workspace Stoke Road Martock TA12 6RR  
SSDC Decision Permitted with conditions
- 22/00601/HOU Proposed side and rear extensions.  
22 Beech Road Martock Somerset TA12 6DT  
SSDC Decision Permitted with conditions
- 22/01176/LBC Replace asbestos cement slates with re-used original Welsh slates; replace disfiguring modern casements with purpose-made Georgian windows; replace inadequate rainwater goods with original pattern Cast Iron OG pattern gutters and downpipes; install under pitch roof insulation and ventilation measures; fit concealed draught-proofing to all windows; fit secondary glazing to two windows; remove inappropriate disfiguring /missing chimney pieces and fit correct pattern replacements; re-locate loft access hatch; form internal door opening; install roof light on curtilage building, and sundry minor repairs.  
Vernon House 34 Bower Hinton Martock Somerset TA12 6JZ  
SSDC Decision Permitted with conditions
- 22/01181/HOU Main House: Replace asbestos cement roofing tiles with salvaged Welsh slates; Coach House: install conservation roof light to match existing.  
Vernon House 34 Bower Hinton Martock Somerset TA12 6JZ  
SSDC Decision Permitted with conditions
- 22/01868/HOU Removal of existing conservatory and erection of a single storey rear extension. Replacement of existing windows with grey/black finish.  
Orchard Farm Highway Road Martock Somerset TA12 6AR  
SSDC Decision Permitted with conditions
- 22/02338/S73 S73A application to vary condition 2 (approved plans) of approval 18/01959/FUL for Proposed demolition of existing factory buildings and erection of 6 No. dwellings with associated access and amenities. Change of use of site from B1/B2 to C3.  
Burfield And Co Limited Manor Road Martock Somerset TA12 6J  
SSDC Decision Permitted with conditions
- 22/02424/TPO Application to Fell No. 1 Tree as shown with the South Somerset District Council (MART 1) 2015 Tree Preservation Order.  
Orchard View Stapleton Road Martock Somerset TA12 6AN  
SSDC Decision Permitted with conditions
- 22/02400/PAMB Notification of Prior approval for a proposed Conversion of No. 2 Existing Agricultural Barns to form No. 5 Dwellings.  
Land Os 0037 Foldhill Lane Martock Somerset  
SSDC Decision Permitted with conditions

- 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  
SSDC Decision Permitted
- 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
- SSDC Decision Permitted

At the time of writing [2<sup>nd</sup> November 2022] no further planning applications pertinent to Martock Parish have been decided by SSDC.

At the time of writing [2<sup>nd</sup> November 2022] there are 27 validated planning applications currently identified as awaiting a decision by SSDC.

## Planning Committee

### Planning Committee Members

Membership of the Planning Committee is currently:

Cllr Paul Helyer – Chair of Planning Committee

Cllr Joy Bailey [Vice Chair of MPC]

Cllr Andrew Clegg

Cllr John Hole [Chair of MPC]

Cllr Tony Walsh

Cllr Ash Warne

### Planning Committee Terms of Reference

The Planning Committee Terms of Reference agreed at the Planning Committee Meeting of 26<sup>th</sup> September 2022 were formally accepted at the meeting of MPC Full Council on 26<sup>th</sup> October 2022.

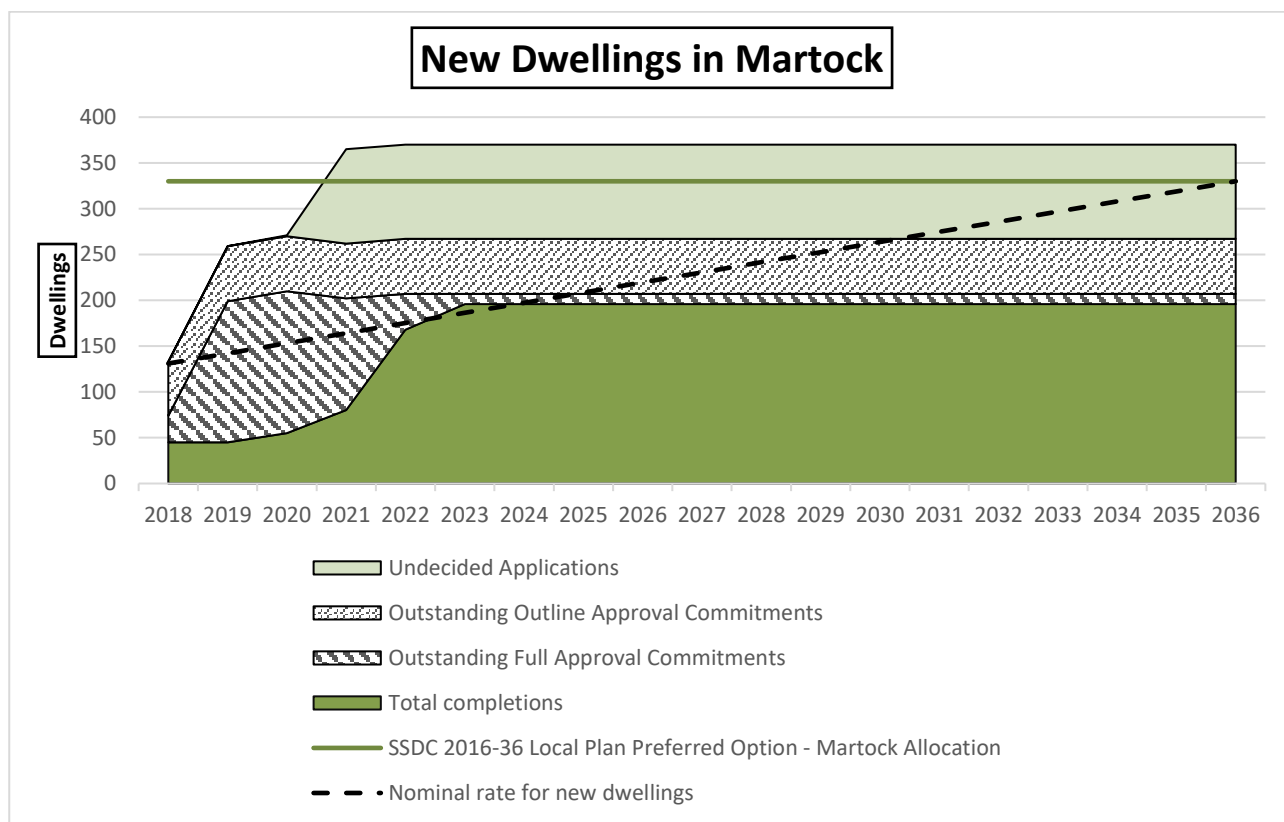
## Local & Neighbourhood Plans

### 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  
 2<sup>nd</sup> November 2022