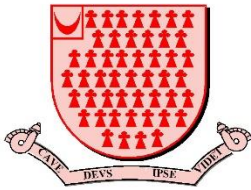


NEGLECT NOT THY OPPORTUNITIES



MARTOCK PARISH COUNCIL

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Date of Publication: Wednesday 5th July 2023

PLANNING & HIGHWAYS COMMITTEE

To: Cllr Helyer (Chair), Hole, Welsh, Clarke, Bloomfield and Potter.

Non Councillors: Mr Clegg and Mr Swindells.

YOU ARE HEREBY SUMMONED TO ATTEND the **PLANNING & HIGHWAYS COMMITTEE MEETING** to be held on **Wednesday 12th July 2023** in the Parish Hall, Church Street, Martock at **7:00pm** for the purpose of transacting the business set out in the agenda below.

Paul Russell

Paul Russell
Clerk to the Council

Please contact the Parish Office (01935 822891) if you need further information on this agenda.

Public participation time

An opportunity for members of the public to raise issues of concern or interest, ask a question or make a statement or present a petition or be part of a deputation. Public participation time will be conducted in accordance with the Council's Standing Orders which is limited to 15 minutes, with no individual speaker exceeding a maximum of three minutes each. (LGA1972 s100)

AGENDA

1. APOLOGIES FOR ABSENCE

To receive and approve apologies for absence including reasons given (Local Government Act 1972 s85 (1))

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. PLANNING COMMITTEE MATTERS

(a) To consider the Co-option of additional members of the Planning & Highways Committee:

(b) Nomination and appointment of Vice Chair of Planning Committee.

4. MINUTES OF PREVIOUS MEETING

To confirm the minutes of the Committee meeting held on 14th June 2023 as a correct record (LGA1972 sch12).

5. PLANNING APPLICATIONS

To consider the following planning applications received:

- a. 23/01205/FUL | Relocation of shopfront entrance, new external cold-rooms at the rear with canopies over, new timber fence and gates with Armco barrier protection and new mechanical plant. New security door to rear elevation. | Co-Op Supermarket The Martock Centre Martock, Somerset TA12 6DL
- b. 23/01570/NMA | Non Material Amendment to approved application 21/00800/HOU to: 1) Change the style of windows either side of the new backdoor to open vertically. Still wooden framed and double glazed 2) Not to include one window (in the utility space) on the Front North-East elevation and the four triangular windows above the French doors 3) To use a alternative tile to Redland Cumbrian slate because pitch is less than 15degrees 4) Remove and block up old uPVC toilet window and redundant back door | 6 Parrett Cottages Parrett Works Martock Somerset TA12 6AE.
- c. Plus any additional applications validated prior to the meeting summons being published.

6. NEIGHBOURHOOD PLAN REVISIONS

- (a) To receive email communication regarding revisions to the Neighbourhood plan. Copy of email correspondence is attached.
- (b) Proposal to establish Neighbourhood Plan Revision Working Group.

7. HURST MANOR DERELICT SITE

To receive and consider email communication regarding the purchase of the Hurst Manor Derelict Site. Copy of email correspondence is attached.

8. SPEEDING ON B3165 THROUGH HURST

To receive email from parishioner raising concerns and to discuss possible options to mitigate the issue. Copy of email correspondence is attached.

9. OUTSTANDING PLANNING CONDITIONS FOR COAT GROVE

Proposal to establish Work Group to maintain a watching brief on Barratts' progress in addressing outstanding work at Coat Grove Development.

10. TO RECEIVE PLANNING COMMITTEE CHAIR'S REPORT

Copy of the report is attached.

MARTOCK PARISH COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee Meeting held on Wednesday 14th June 2023 in the Parish Hall, Church Street, Martock commencing at 7:00pm.

Members Present: Cllr Helyer (Chair), Welsh and Potter.

Non Councillors Present: Dr Clegg and Mr Swindells.

Public participation time

There were no Members of the Public present. No matters were raised.

1. APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllr Hole (work).

Cllr Clarke and Cllr Bloomfield were not present.

2. DECLARATIONS OF INTEREST

Mr Clegg indicated a personal interest in Application 2023/01378/TCA.

3. PLANNING COMMITTEE MATTERS

(a) **Vice Chair of the Committee** – This was deferred until the next meeting.

(b) **Co-option of non-voting, non-councillor members of the Planning Committee** – Committee considered the proposal to co-opt Dr Andrew Clegg & Mr Gordon Swindells as a non-voting, non-councillor members of the Planning Committee.

Proposed: Cllr Welsh
Unanimous

Seconded: Cllr Helyer

RESOLVED to co-opt Dr Andrew Clegg & Mr Gordon Swindells as a non-voting, non-councillor members of the Planning Committee.

4. MINUTES OF PREVIOUS MEETING

Committee noted the minutes of the Committee meeting held on 12th April 2023. Only one member present had been present at the meeting.

It was agreed to sign the minutes of the meeting held on 8th March 2023 that had been previously agreed.

5. PLANNING APPLICATIONS

Committee considered the following planning applications received:

- a. **23/01218/S73** | S73 application to vary condition 11(Use Class) to allow any use falling within Use Class E in relation to planning approval

21/03666/FUL for Full planning application for the installation of three commercial units (E use class) with associated landscaping, parking and works | Martock Workspace Stoke Road Martock Somerset TA12 6RR.

It was resolved to recommend refusal of Application 23/01218/S73 unless the conditions that the use to which the units are put:

- exclude retail or other businesses likely to increase the use of the site by customers.
- exclude businesses likely to increase the use of the site by delivery vehicles.
- exclude businesses likely to generate noise beyond that expected from a commercial office.

- b. 23/01250/FUL | Demolition of existing barns and erection of 5 No. dwellings including all associated works and the realignment of existing agricultural track | Land Os 0037 Foldhill Lane Martock Somerset.

It was resolved to refuse application 23/01250/FUL for the following reasons:

- The proposed development is contrary to Martock Neighbourhood Plan policies Mart 1, Mart6, Mart7, Mart8, Mart13, Mart16 and Mart17 and does not fully align with the requirements of Mart2, Mart10, Mart22, and Mart30.
- The proposal does not fall within the Class Q category and hence is regarded as building in the open countryside which the Neighbourhood Plan does not support.
- The proposal is outside the village development limit and not contiguous with it.
- The proposal does not contribute to the objectively assessed housing needs of the village.
- Because the planned number of new houses in the village already exceeds the agreed target by 21.3%, the development undermines the settlement policy for the district.
- The proposal has no Habitat Regulations Assessment, or similar, to demonstrate how it is phosphate nutrient neutral.
- The proposal has insufficient data to show how its design 'reflects local character and design preferences' as outlined in Section 12 of NPPF and Neighbourhood Plan policy Mart11.
- The drainage strategy provided indicates a direction of flow for Main River which is uphill. Consequently it is considered that the document provided cannot be relied upon and, therefore, is not fit for purpose.
- There are concerns about the access from the site onto a derestricted main road.

The application correctly states that the Local Plan is 'out of date' because the SSDC area currently is regarded as unable to meet its housing land supply requirement. However, Martock Neighbourhood Plan is not 'out of date' as it satisfies the requirements of NPPF paragraph 14. (see NPPF Annex.docx)

- c. 23/01331/DOC1 | Discharge of Conditions No. 5 (Scheme of Landscape) and No. 8 (Scheme for Maintenance of Communal Areas) of Planning Application 22/02338/S73. | Burfield And Co Limited Manor Road Martock Somerset TA12 6JH
COMMENT: No Objection
- d. 23/01378/TCA | Notification of intent to carry out Tree Surgery Works to No. 1 Tree within a Conservation Area. | 104 Higher Street Bower Hinton Martock Somerset TA12 6LT.
COMMENT: No Objection
- e. 23/01345/HOU | Proposed Home Office | 1 Moorlands Park Martock Somerset TA12 6DN.
COMMENT: No Objection
- f. 23/01441/TCA : Proposal: Notification of intent to fell No.01 tree within a Conservation Area Location: 3 Church Close Martock Somerset TA12 6DS.
COMMENT: No Objection

6. CHAIR'S REPORT

Committee received and noted the Chair's Report. A copy of the report is attached to these minutes in Appendix One.

The revision of the current Neighbourhood Plan was discussed and it was agreed to consider setting up a Working Party to commence the review with an aim to updating the plan in time for the next parish elections.

There being no other business the Chair thanked Members for their attendance and closed the meeting at 7.53pm.

CHAIR:

DATE:

MPC Planning Committee Report June 2023

Introduction

This is the Martock Parish Council Planning Committee Report prepared for the 14th June 2023 Planning Committee meeting. It covers the period from the 1st March 2023 up to the time of writing [4th June 2023].

Planning applications considered since 1st May 2023

There were no planning applications considered by MPC during May 2023. Only 1 application pertinent to Martock had been validated by Somerset Council since the MPC Planning Committee Meeting in April (this application was not considered to warrant a planning committee meeting):

- 23/01103/DOC1 Discharge of Conditions No. 4 (Stonework), No. 5 (External Walls and Roofs), No. 6 (Doors, Windows and Steps), No. 7 (Roof Lights), No. 8 (Foul Water) and No. 9 (Materials) of Planning Application 22/02215/LBC.
Hinton House Higher Street Bower Hinton Martock Somerset TA12 6LJ

Planning applications validated by SSDC and awaiting review

At the time of writing [4th June 2023] the following planning applications pertinent to Martock have been validated by Somerset Council and await review by MPC:

- 23/01218/S73 | S73 application to vary condition 11(Use Class) to allow any use falling within Use Class E in relation to planning approval 21/03666/FUL for Full planning application for the installation of three commercial units (E use class) with associated landscaping, parking and works | Martock Workspace Stoke Road Martock Somerset TA12 6RR
- 23/01250/FUL | Demolition of existing barns and erection of 5 No. dwellings including all associated works and the realignment of existing agricultural track | Land Os 0037 Foldhill Lane Martock Somerset
- 23/01345/HOU | Proposed Home Office | 1 Moorlands Park Martock Somerset TA12 6DN
- 23/01331/DOC1 | Discharge of Conditions No. 5 (Scheme of Landscape) and No. 8 (Scheme for Maintenance of Communal Areas) of Planning Application 22/02338/S73. | Burfield And Co Limited Manor Road Martock Somerset TA12 6JH
- 23/01378/TCA | Notification of intent to carry out Tree Surgery Works to No. 1 Tree within a Conservation Area. | 104 Higher Street Bower Hinton Martock Somerset TA12 6LT

Planning Applications Decided by Somerset Council since 1st May 23

The following planning applications pertinent to Martock were decided by Somerset Council during May 2023.

- 23/00603/LBC | The carrying out of internal alterations for the installation of through floor lift | 1 The Green East Street Martock Somerset TA12 6NE
Application permitted with conditions.
- 23/00536/TCA | Notification of intent to Fell No. 1 Tree within a Conservation Area. | Garden Cottage Church Street Martock Somerset TA12 6JL
Application permitted.

Planning Applications Awaiting Decisions

At the time of writing [4th June 2023] there are 22 validated planning applications currently identified as awaiting a decision.

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
- 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
- 22/03507/FUL Erection of 9 open market dwellings (re-submission of 21/03285/FUL)
Land OS 8226 Off Dimmocks Lane Bower Hinton Martock Somerset TA12 6LA
- 23/00185/FUL Erection of a two storey self-build dwelling and detached outbuilding comprising of a single bay garage and two bay car port
Paddock House Hurst Martock Somerset TA12 6JU

- 23/01250/FUL | Demolition of existing barns and erection of 5 No. dwellings including all associated works and the realignment of existing agricultural track | Land Os 0037 Foldhill Lane Martock Somerset

Planning & Transport Committee

Planning Committee Members

Membership of the Planning Committee is currently:

Cllr Paul Helyer – Chair of Planning Committee

Cllr Neil Bloomfield

Cllr Louise Clarke

Cllr John Hole

Cllr Alan Potter

Cllr Tony Walsh

One vacancy

Planning & Transport Committee Terms of Reference

The Planning and Transport Committee Terms of Reference were formally accepted at the meeting of MPC Full Council on 31st May 2023.

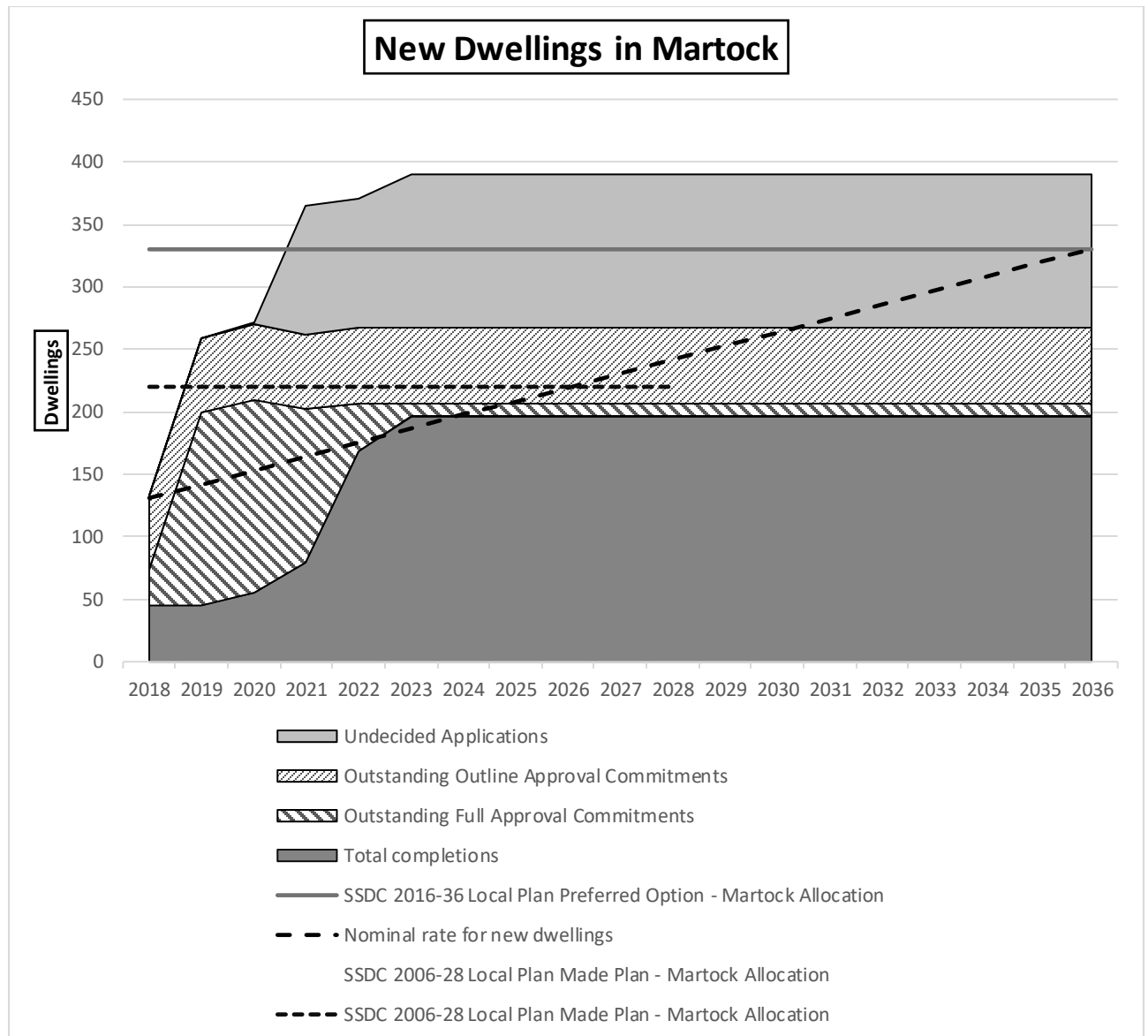
Local & Neighbourhood Plans

Local Plan

The reorganisation of Somerset County and District Councils into a single Unitary Council 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 31st 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 3rd June 2021 to make the Martock Neighbourhood Development Plan part of the Statutory Development Plan.

Paul Helyer

Chair of Martock Parish Council Planning & Transport Committee

4th June 2023

MPC Planning & Highways Committee Report July 2023

Introduction

This is the Martock Parish Council Planning & Highways Committee Report prepared for the 12th July 2023 Planning & Highways Committee meeting. It covers the period from the 1st June 2023 up to the time of writing [30th June 2023].

Planning applications considered since 1st June 2023

The following applications were considered at the 14th June 23 meeting of the Planning Committee:

- 23/01218/S73 | S73 application to vary condition 11(Use Class) to allow any use falling within Use Class E in relation to planning approval 21/03666/FUL for Full planning application for the installation of three commercial units (E use class) with associated landscaping, parking and works | Martock Workspace Stoke Road Martock Somerset TA12 6RR
MPC Planning Committee recommendation – Refuse unless the conditions that the use to which the units are put:
 - exclude retail or other businesses likely to increase the use of the site by customers.
 - exclude businesses likely to increase the use of the site by delivery vehicles.
 - exclude businesses likely to generate noise beyond that expected from a commercial office.
- 23/01250/FUL | Demolition of existing barns and erection of 5 No. dwellings including all associated works and the realignment of existing agricultural track | Land Os 0037 Foldhill Lane Martock Somerset
MPC Planning Committee recommendation – Refuse for the following reasons:
 - a. The proposed development is contrary to Martock Neighbourhood Plan policies Mart 1, Mart6, Mart7, Mart8, Mart13, Mart16 and Mart17 and does not fully align with the requirements of Mart2, Mart10, Mart22, and Mart30.
 - b. The proposal does not fall within the Class Q category and hence is regarded as building in the open countryside which the Neighbourhood Plan does not support.
 - c. The proposal is outside the village development limit and not contiguous with it.
 - d. The proposal does not contribute to the objectively assessed housing needs of the village.
 - e. Because the planned number of new houses in the village already exceeds the agreed target by 21.3%, the development undermines the settlement policy for the district.
 - f. The proposal has no Habitat Regulations Assessment, or similar, to demonstrate how it is phosphate nutrient neutral.
 - g. The proposal has insufficient data to show how its design 'reflects local character and design preferences' as outlined in Section 12 of NPPF and Neighbourhood Plan policy Mart11.

- h. The drainage strategy provided indicates a direction of flow for Main River which is uphill. Consequently it is considered that the document provided cannot be relied upon and, therefore, is not fit for purpose.
- i. There are concerns about the access from the site onto a derestricted main road.
- 23/01345/HOU | Proposed Home Office | 1 Moorlands Park Martock Somerset TA12 6DN
MPC Planning Committee recommendation – no objections
- 23/01331/DOC1 | Discharge of Conditions No. 5 (Scheme of Landscape) and No. 8 (Scheme for Maintenance of Communal Areas) of Planning Application 22/02338/S73. | Burfield And Co Limited Manor Road Martock Somerset TA12 6JH
MPC Planning Committee recommendation – no objections
- 23/01378/TCA | Notification of intent to carry out Tree Surgery Works to No. 1 Tree within a Conservation Area. | 104 Higher Street Bower Hinton Martock Somerset TA12 6LT
MPC Planning Committee recommendation – no objections
- 23/01441/TCA | Notification of intent to fell No.01 tree within a Conservation Area | 3 Church Close Martock Somerset TA12 6DS
MPC Planning Committee recommendation – no objections

[Planning applications validated by Somerset Council and awaiting review](#)

At the time of writing [30th June 2023] the following planning applications pertinent to Martock have been validated by Somerset Council and await review by MPC:

- 23/01205/FUL | Relocation of shopfront entrance, new external cold-rooms at the rear with canopies over, new timber fence and gates with Armco barrier protection and new mechanical plant. New security door to rear elevation. | Co-Op Supermarket The Martock Centre Martock, Somerset TA12 6DL
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- 23/01331/DOC1 | Discharge of Conditions No. 5 (Scheme of Landscape) and No. 8 (Scheme for Maintenance of Communal Areas) of Planning Application 22/02338/S73. | Burfield And Co Limited Manor Road Martock Somerset TA12 6JH Conditions discharged.
- 23/01345/HOU | Proposed Home Office | 1 Moorlands Park Martock Somerset TA12 6DN Permitted with [standard] conditions.

Planning Applications Awaiting Decisions

At the time of writing [30th June 2023] 23 validated planning applications are identified as awaiting a decision.

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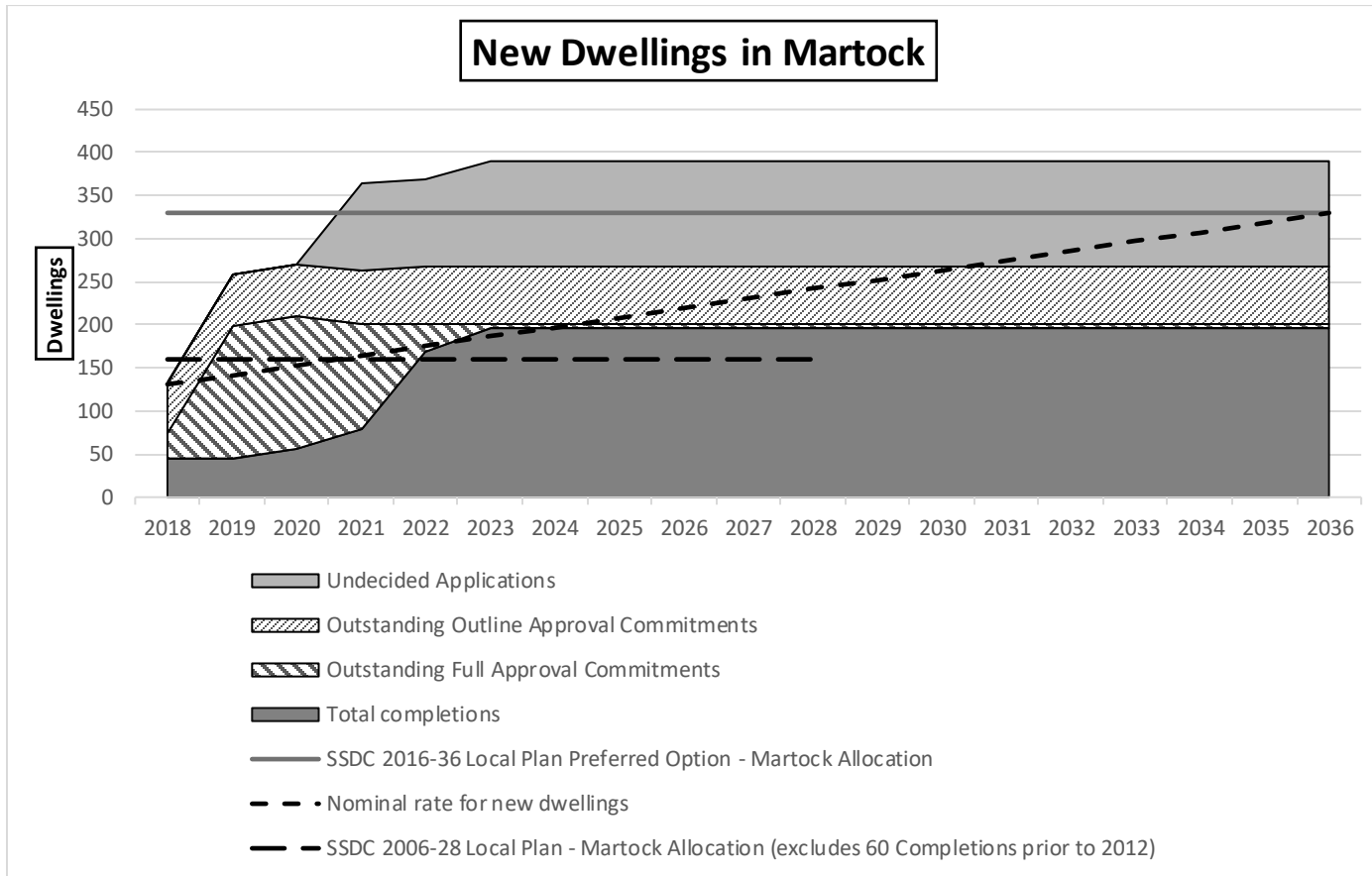
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Paul Helyer

Chair of Martock Parish Council Planning & Highways Committee

30th June 2023