



**Minutes of Martock Parish Council Planning Meeting held on
Wednesday 8th March 2023 in the Parish Hall,
Church Street, Martock at 7pm**

PRESENT:

Cllr. Paul Helyer (Chair) Cllr. Andrew Clegg (Vice Chair)
Cllr. Ash Warne Cllr. Neil Bloomfield
Cllr. Tony Welsh (noted of late arrival following Agenda Item 4a)

Sally Scattergood – General Manger and Deputy Clerk – Minutes

There was one member of the public present (Lydia Dunn as the Agent for the application 23/00185/FUL) supporting the application considered under Agenda item 4a.

Public Participation

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)

Noted that a member of the public spoke of her support for the application 23/00185/FUL

445. Apologies for absence

To receive, and consider for acceptance, apologies for absence. (LGA1972 s85)

Apologies received from Cllr. Alan Potter

RESOLVED: It was proposed and unanimously agreed to approve the absence as presented.

446. 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)

Resolved that no declaration of Interest was received

447. Confirmation of minutes of previous meetings

To adopt the minutes of the Planning Committee meeting held on 8th February 2023 as a correct record and to be signed by the Chairman.

RESOLVED: to approve and sign the minutes of the Planning Committee meeting held on 8th February 2023 as a correct record. The Chair signed the minutes

448. To consider the following planning applications :

a. 23/00383/DOC1 40 Stapleton Close Martock Somerset TA12 6HT Discharge of Conditions No 5 (Consolidation and Surfacing of Driveway) and 6 (Surface Water Treatment) of planning application 19/03133/FUL.

Resolved : to note the application

b. 23/00185/FUL Paddock House Hurst Martock Somerset TA12 6JU Erection of a two storey self-build dwelling and detached outbuilding comprising of a single bay garage and two bay car port

Resolved : to recommend refusal of application for the following reasons :

- a. Detrimental impact on the setting of a Grade II Listed Building – with no benefits to the community
- b. The design and scale fails to reflect the vernacular
- c. As this site is within the service area of the main sewer, the use of the sewage treatment plant cannot be justified.

c. 23/00118/HOU 28 Moorlands Park Martock Somerset TA12 6DW Erection of rear extension and internal refurbishment.

Resolved : to raise no objections to the application

d. 22/03507/FUL Land OS 8226 Off Dimmock's Lane Bower Hinton Martock Somerset TA12 6LA Erection of 9 open market dwellings (re-submission of 21/03285/FUL)

Resolved : to recommend refusal of the application for the following reasons (supported by detailed report (attached) prepared by Cllr Andrew Clegg for submission to the Planning Officer):

- a. The development is outside of the settlement boundary and the Neighbourhood Plan can demonstrate sufficient land allocation within the development boundary
Local Plan SS1 and SS5 Neighbourhood Plan Mart13
- b. The housing mix does not meet the needs of the village.
Local Plan SD2 and HG5 Neighbourhood Plan Mart12 & Mart 13
- c. Access to the site is inadequate
Local Plan TA1 Neighbourhood Plan Mart29

- d. The development will have a significant adverse impact on biodiversity
Local Plan EQ4. Neighbourhood Plan Mart1
- e. The design fails to reflect the 'character and sense of place' of Bower Hinton
Local Plan EQ2/3. Neighbourhood Plan Mart1
- f. The application does not demonstrate a high degree of energy efficiency and a low carbon footprint for the development
Neighbourhood Plan Mart16 and Mart22
- g. The development does not demonstrate that there will be no adverse impact on the Martock Flood Alleviation Plan.
Local Plan EQ1. Neighbourhood Plan Mart3 and Mart 4

e. 23/00537/TCA Hollybank House Back Lane Martock Somerset TA12 6LJ Notification of intent to carry out Tree Surgery Works to No. 1 Tree within a Conservation Area

Resolved : to raise no objections to the application

f. 23/00536/TCA Garden Cottage Church Street Martock Somerset TA12 6JL Notification of intent to Fell No. 1 Tree within a Conservation Area

Resolved : to raise no objections to the application

g. 23/00403/HOU 2 Bracey Road Martock Somerset TA12 6HE Removal of existing single storey extension and garage and the erection of a new single storey extension and shed

Resolved : to support the application

449. TO NOTE RECENT PLANNING DECISIONS

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

b. 23/00001/HOU 24 Bracey Road Martock Somerset TA12 6HE Single storey front extension to create a shower room and entrance hall/utility
Decision Application Permitted with Conditions
Noted

c. 22/03171/HOU Coat House Highway Road Martock Somerset TA12 6AR Reduction to the size of two existing dormers along with two new additional dormers to rear of property and additional window to Northeast Elevation.
Decision Application Permitted with Conditions
Noted

d. 22/03172/LBC Coat House Highway Road Martock Somerset TA12
6AR Reduction to the size of two existing dormers along with two
new additional dormers to rear of property and additional window
to Northeast Elevation. Internal alterations to provide additional
bedroom, sitting area, dressing room and bathroom.
Decision Application Permitted with Conditions
Noted

450. Planning Committee Chair's Report

To receive and note the Planning Committee Chair's February 2023 report.
Noted report received

451. Date of next Meeting

Confirmed the date of the next Planning Committee meeting as 12th April
2023 at 7.00pm.

Meeting finished: 20.08 pm

Approved (date):

Signed by the Chair: _____