



MARTOCK PARISH COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee Meeting held on Wednesday
11th October 2023 in the Parish Hall, Church Street, Martock commencing at 7:45pm.

Councillor Members present: Cllrs Paul Helyer (Chair), Louise Clarke, Graham MacDonald, Ash Warne & Tony Welsh.

Non-councillor Members present: Dr Clegg, Mr Swindells.

Somerset Council Ward Members present Cllr John Bailey and Cllr Emily Pearlstone.

Public participation time

There was one member of the public present – the applicant associated with Agenda item 4b – public participation was deferred to the applicable Agenda Item.

In the absence of the Parish Clerk – it was agreed that Cllr Helyer would act as clerk for the meeting.

Proposed: Cllr Welsh Seconded: Cllr Hunt 3 in favour 1 abstention

Item 1. APOLOGIES FOR ABSENCE

Apologies had been received from Cllr Katie Hunt. Cllr Hole was not present.

Mr Gordon Swindells advised that he would need to leave the meeting no later than 8:30pm – consequently, agenda item 4i would be considered early in the meeting to allow Mr Swindells to contribute to the debate.

Item 2. DECLARATIONS OF INTEREST

A Declaration of Interest had been declared by Cllr Katie Hunt on item 4b. Cllr Hunt would be required to leave the meeting during discussion of item 4b – however Cllr Hunt had sent apologies.

A Declaration of Interest had been declared by Cllr Tony Welsh on item 4d. Cllr Welsh would be required to leave the meeting during discussion of item 4d.

Item 3. MINUTES OF PREVIOUS MEETING

The minutes of the Planning & Highways Committee meeting held on 13th September 2023 were reviewed.

Proposed: Cllr Warne Seconded: Cllr Clarke unanimous
RESOLVED to accept and sign the minutes of the Planning and Highways Committee Meeting of 13th September 2023.

Item 4. PLANNING APPLICATIONS

Committee considered the following planning applications:

b) 23/02168/HOU

Reposition existing fence on eastern boundary closer to the edge of the title boundary of the property. Existing fence along northern boundary to extend to meet new position of fence along the eastern boundary
31 Coat Mead Martock Somerset TA12 6FU.

The applicant briefly explained the proposal and the reasoning behind it. This is a proposal to move a fence on the new Coat Grove development. Although a minor change in itself, it was noted that this could set a precedent for similar changes that would significantly alter the design intent for the landscaping of the development.

It was noted that there have been no public comments made on this application.

Proposed: Cllr Helyer Seconded: Cllr MacDonald unanimous.

It was **RESOLVED** to raise the following comment on application 23/02168/HOU:

Martock Parish Council has no objections to application 23/02168/HOU subject to the condition that it is not considered to undermine the intent of the landscape design for the Coat Grove development.

i) **20/01678/REM**

Application for reserved matters following outline approval of 16/02783/OUT (Residential development of up to 24 dwellings) allowed at appeal)) seeking approval of appearance, landscaping and scale.

Land Adjacent Triways Foldhill Lane Martock Somerset TA12 6PG.

The Parish submitted comments on 20/01678/REM in September 2020.

It had been noted that new documents have been added covering the proposal for a Package Treatment Plant as a means of mitigating the additional Phosphate from the development.

Proposed: Cllr Helyer Seconded: Cllr Welsh 3 votes for, 2 votes against.

It was **RESOLVED** to raise the following comment on application 20/01678/REM:

It is noted that additional documents indicate that it is now proposed to use a Package Treatment Plant (PTP) for the development. Martock Parish Council would prefer connections to main sewers where possible.

Martock Parish Council continues to support application 20/01678/REM following the proposal to use a PTP subject to the following conditions:

- i. The PTP meets the requirements of Somerset Council around adequate management and maintenance.
- ii. The comments of the Internal Draining Board regarding Mill Brook are taken into account.
- iii. That the PTP meets the Country nutrient neutrality conditions (Mart1)
- iv. That the soak-away testing for the PTP is adequate under all soil conditions.
- v. (Noting the declaration of a climate emergency) that negative environmental impact of the chemical used within the PTP can be shown to be less severe than the consequences of the additional phosphate pollution if the main sewers are used – given the imminent introduction of enhanced measures for the removal of phosphorus from wastewater during the treatment process and enhanced sludge storage facilities before the water is returned safely to the environment.

[Mr Gordon Swindells left the meeting following the discussion of Item 4i.]

a) **23/02256/DOC1**

Discharge of Condition No. 4 (Windows) of Planning Application 22/01868/HOU.
Orchard Farm Highway Road Martock Somerset TA12 6AR

It was noted that there had been no public comments raised.

Proposed: Cllr Warne Seconded: Cllr MacDonald Unanimous.
It was **RESOLVED** to raise the following comment on application
23/02256/DOC1:

Martock Parish Council has no objections to application 23/02256/DOC1
subject to the condition that the conservation officer is satisfied.

c) **23/01642/HOU**

Replace existing defective glass roof tiles on eastern elevation with 2No.
conservation roof lights.
Goose Hill Barn Bower Hinton Martock Somerset TA12 6LJ

It was noted that there had been no public comments raised.

Proposed: Cllr Helyer Seconded: Cllr Warne Unanimous.
It was **RESOLVED** to raise the following comment on application 23/01642/HOU:

Martock Parish Council has no objections to application 23/01642/HOU
subject to the condition that the conservation officer is satisfied.

[Cllr Welsh left the meeting prior to discussion of item 4d]

d) **23/02310/DEM**

Prior Notification of proposed demolition of redundant crane
Yandle And Son Ltd Hurst Martock Somerset TA12 6JU

This is a notification of the proposed demolition of the crane at Yandle and Son
Ltd. The applicant states that the crane is no longer used and is considered to be
hazardous.

It was noted there has been one public comment which notes that the crane has
been a village landmark for a very long time, expresses sorrow to see it go and
asks if Yandles can find any means whereby this particular non-designated
heritage asset can be retained.

This application was permitted with conditions on 10th October 23.
Martock Parish Council noted the acceptance of application 23/02310/DEM.

[Cllr Welsh rejoined the meeting following discussion of item 4d]

e) 23/02326/DOC1

Discharge of Condition No 4 (Noise & Vibration Assessment) of planning application 23/01205/FUL
Moorlands Park Shopping Centre, The Co-Operative Food North Street Martock Somerset TA12 6DL

It was noted that there had been no public comments raised.

Proposed: Cllr Helyer Seconded: Cllr Warne Unanimous.
It was **RESOLVED** to raise the following comment on application 23/02326/DOC1:

Martock Parish Council has no objections to application 23/02326/DOC1.

f) 23/02342/FUL & 23/02343/LBC

Alteration and improvements work to premises including refurbishment of rear attached building
13 Church Street Martock Somerset TA12 6JL

It was noted that there had been no public comments raised.

Proposed: Cllr Helyer Seconded: Cllr Clarke Unanimous.
It was **RESOLVED** to raise the following comment on applications 23/02342/FUL and 23/02343/LBC:

Martock Parish Council has no objections to applications 23/02342/FUL and 23/02343/LBC subject to the condition that the conservation officer is satisfied.

g) 23/02359/COL

Certificate of Lawfulness for the Proposed stationing of a shepherd hut on land within the garden of Garden Cottage to provide ancillary domestic accommodation
Garden Cottage Church Street Martock Somerset TA12 6JL

It was noted that there had been no public comments raised.

It was noted that this application was permitted (without conditions) on 10th October 23.

h) 23/02375/HOU & 23/02376/LBC

Proposed conversion of existing garage to annexe and alterations to main house.
Snuff Mill House Parrett Works Martock Somerset TA12 6AE

It was noted that there had been no public comments raised on the planning database. However, correspondence from a neighbouring business was provided advising that the proposed conversion abuts a busy yard and, consequently, there may be noise and congestion issues.

Proposed: Cllr Helyer Seconded: Cllr Clarke Unanimous.

It was **RESOLVED** to raise the following comment on applications 23/02375/HOU and 23/02376/LBC:

Martock Parish Council has no objections to applications 23/02375/HOU and 23/02376/LBC subject to the condition that the conservation officer is satisfied.

Item 5. NEIGHBOURHOOD PLAN WORKING GROUP

A public meeting to launch of the programme to update and revise the Neighbourhood Plan had preceded the committee meeting. It had been well attended with over 25 members of the public present – many of whom signed up to participate in the programme.

It was agreed the Dr Andrew Clegg would follow-up with all those indicating an interest.

Item 6. CHAIR'S REPORT

The Committee received and noted the October 2023 Chair's Report. A copy of the report is attached at Appendix One of these minutes.

Item 7. To consider raising a complaint to Somerset Council Planning

The committee noted the Somerset Council Planning Officer's approval of planning application 23/01704/HOU under delegated powers without consultation with the Conservation Officer or consideration of the MPC recommendation.

Proposed: Cllr Helyer Seconded: Cllr Warne Unanimous.
It was **RESOLVED** to request that a formal complaint to Somerset Council Planning:.

"Martock Parish Council notes that Application 23/01704/HOU has been permitted without any consultation with the Conservation Officer and with apparent disregard of the recommendation of the Parish Council.

It is noted that the Officers Report states:

"The building is within the Martock Conservation Area. Legislation requires the Council to ensure development proposals conserve or enhance the character and appearance of a Conservation Area. The Chimney line of East Street are of mixed styles, materials and significance in relation to the character of the building and the street scene. There are examples of buildings within the street having chimneys at different locations throughout the dwellings, with some houses not having chimney stacks on the gable ends."

This statement is not considered to justify permitting the complete removal of the chimney from the property given that the Martock Neighbourhood Plan highlights, "Chimneys are a vital element of the street scene giving life to the roof. Gable chimneys are a very typical feature of all of our hamstone houses forming a natural top of the copings that rise above the roof line."

Despite the statement by the Planning Officer, consultation of Google Street View confirms the presence of gable chimneys on all the houses on the south side of the subject stretch of East Street.

Martock Parish Council requests assurance that the Conservation Officer will be consulted for all future applications concerning changes to the external appearance of properties within the Conservation Areas in the Martock Parish and that any Martock Parish Council concerns raised are made known to the Conservation Officer."

Item 8. DATE OF NEXT MEETING

The next meeting of the Planning and Highways Committee is scheduled for 8th November 2023 at 7.00pm

The Chair thanked Members for their attendance and closed the meeting at 8:44pm.

CHAIR:

DATE:

MPC Planning & Highways Committee Report October 2023

Introduction

This is the Martock Parish Council Planning & Highways Committee Report prepared for the 11th October 2023 Planning & Highways Committee meeting. It covers the period from the 1st September 2023 up to the 30th September 2023.

Planning applications considered since 1st August 2023

The following applications were considered at the 9th August 23 meeting of the Planning Committee:

- 23/01984/HOU
Proposed First Floor Rear Extension
Orchard Rise 13 Gastons Lane Martock Somerset TA12 6LN
MPC Planning & Highways Committee recommendation - no comments on application 23/01984/HOU, but to recommend that consideration is given to the neighbour's comments.
- 23/01993/HOU
Proposed Demolition of Rear Single Storey Extension and Conservatory and Erection of Two Storey and Single Storey Extensions | Chestnut Cottage Highway Road Martock Somerset TA12 6AR
MPC Planning & Highways Committee recommendation – Noted (application already accepted).
- 23/02030/TCA
Notification of intent to carry out Tree Surgery Works to No. 3 Trees within a Conservation Area.
The Malt House East Street Martock Somerset TA12 6NF
MPC Planning & Highways Committee recommendation – Noted (application already accepted).
- 23/02032/TCA
Notification of intent to carry out Tree Surgery Works to No. 3 Trees within a Conservation Area.
14 Water Street Martock Somerset TA12 6JN
MPC Planning & Highways Committee recommendation – Noted (application already accepted).

Planning applications validated by Somerset Council and awaiting review

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

- 23/02256/DOC1
Discharge of Condition No. 4 (Windows) of Planning Application 22/01868/HOU.
Orchard Farm Highway Road Martock Somerset TA12 6AR
- 23/02168/HOU
Reposition existing fence on eastern boundary closer to the edge of the title boundary of the property. Existing fence along northern boundary to extend to meet new position of fence along the eastern boundary
31 Coat Mead Martock Somerset TA12 6FU
- 23/01642/HOU
Replace existing defective glass roof tiles on eastern elevation with 2No. conservation roof lights.
Goose Hill Barn Bower Hinton Martock Somerset TA12 6LJ

- 23/02310/DEM
Prior Notification of proposed demolition of redundant crane
Yandle And Son Ltd Hurst Martock Somerset TA12 6JU
- 23/02326/DOC1
Discharge of Condition No 4 (Noise & Vibration Assessment) of planning application 23/01205/FUL
Moorlands Park Shopping Centre, The Co-Operative Food North Street Martock Somerset TA12 6DL
- 23/02342/FUL & 23/02343/LBC
Alteration and improvements works to premises including refurbishment of rear attached building
13 Church Street Martock Somerset TA12 6JL
- 23/02359/COL
Certificate of Lawfulness for the Proposed stationing of a shepherd hut on land within the garden of
Garden Cottage to provide ancillary domestic accommodation
Garden Cottage Church Street Martock Somerset TA12 6JL
- 23/02375/HOU & 23/02376/LBC
Proposed conversion of existing garage to annexe and alterations to main house.
Snuff Mill House Parrett Works Martock Somerset TA12 6AE

Planning Applications Decided by Somerset Council since 1st August 23

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

- 23/01993/HOU
Proposed Demolition of Rear Single Storey Extension and Conservatory and Erection of Two Storey and Single Storey Extensions
Chestnut Cottage Highway Road Martock Somerset TA12 6AR
Permitted with conditions
- 23/02032/TCA
Notification of intent to carry out Tree Surgery Works to No. 3 Trees within a Conservation Area.
14 Water Street Martock Somerset TA12 6JN
Application permitted.
- 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
Permission Refused
- 23/01202/COU
Change of use from a function room to a café and function room
Recreation Ground Water Street Martock Somerset TA12 6AF
Permitted with conditions
- 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

Permitted with conditions

- 23/01704/HOU

Removal of chimney to west elevation and replacement of double roman concrete tiles with double roman clay tiles on South Elevation to match North Elevation

7 East Street Martock Somerset TA12 6NF

Permitted with conditions

- 23/01753/ADV

Installation of 1No. non illuminated Fascia sign (item 1), 1No. internally illuminated Fascia sign (item 2) and 1No. other internally illuminated single sided built up logo sign (item 3)

Co-Op Centre North Street Martock TA12 6DL

Permitted with conditions

- 23/01769/HOU

The erection of a single storey extension to an end of terrace dwelling which replaces a timber framed, corrugated steel clad workshop. (Revised application of 21/00800/HOU and 21/00801/LBC)

6 Parrett Cottages Parrett Works Martock Somerset TA12 6AE

Permitted with conditions

- 23/01804/S19

Application to vary condition No. 2 (approved plans) of 21/00801/LBC for various external alterations.

6 Parrett Cottages Parrett Works Martock Somerset TA12 6AE

Permitted with conditions

- 23/01984/HOU

Proposed First Floor Rear Extension

Orchard Rise 13 Gastons Lane Martock Somerset TA12 6LN6AE

Permitted with conditions

Planning Applications Awaiting Decisions

At the time of writing [30th September 2023] 26 validated planning applications are identified as awaiting a decision.

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

- 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
- 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 & Highways Committee

Planning & Highways Committee Members

Membership of the Planning Committee is currently:

Cllr Paul Helyer – Chair of Planning Committee

Cllr Louise Clarke

Cllr John Hole

Cllr Katie Hunt

Cllr Graham MacDonald

Cllr Tony Welsh

Cllr Ash Warne

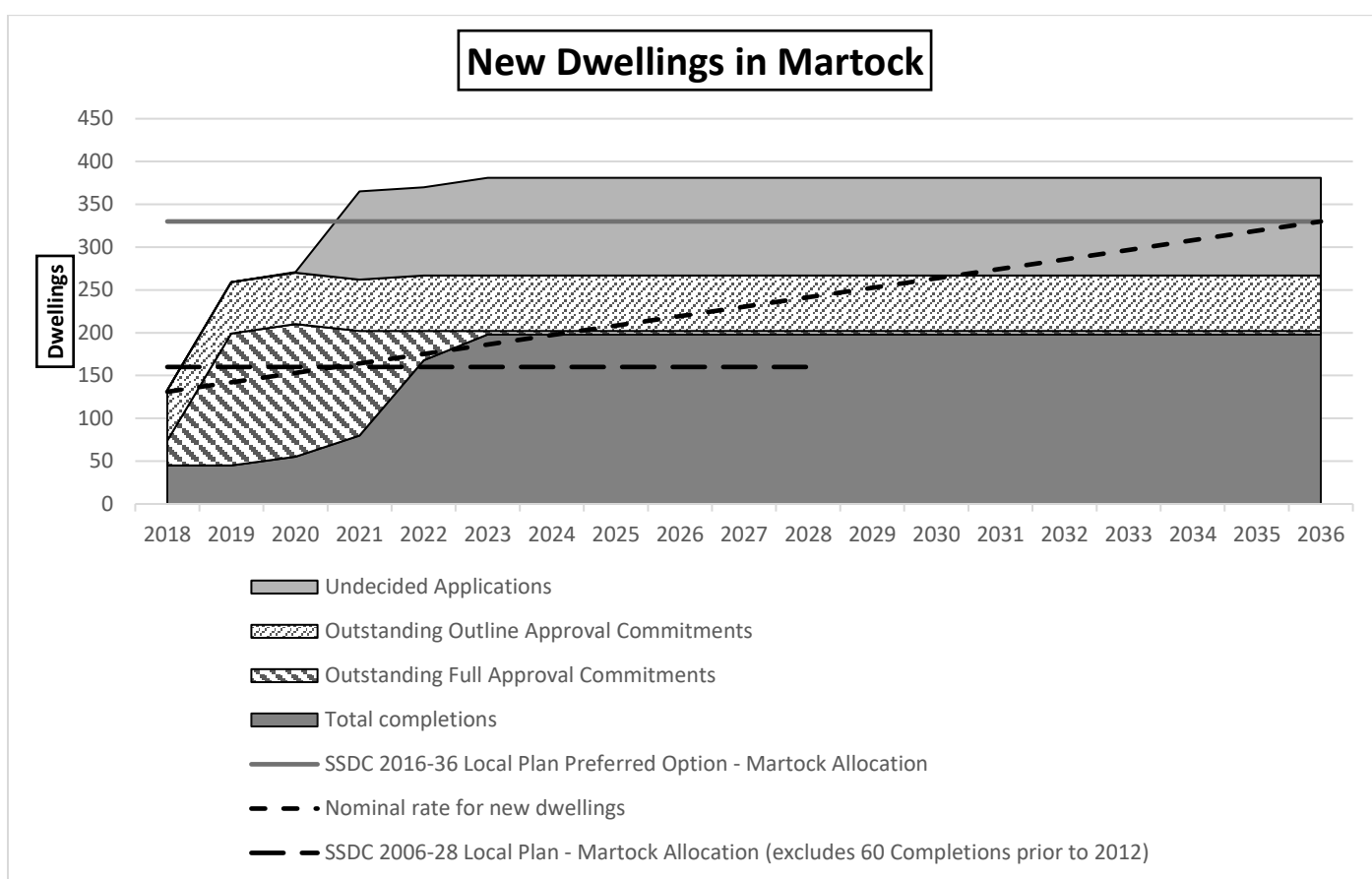
Planning & Highways Committee Terms of Reference

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

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 & Highways Committee

30th September 2023