



MARTOCK PARISH COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee Meeting held on Wednesday 13th September 2023 in the Parish Hall, Church Street, Martock commencing at 7:00pm.

Councillor Members present: Cllr Helyer (Chair), Hunt, MacDonald, Welsh.
Non-councillor Members present: Dr Clegg, Mr Swindells.

Somerset Council Ward Member Cllr John Bailey was in attendance. Apologies were provided from Somerset Council Ward Member Cllr Emily Pearlstone.

Public participation time

There were no members of the public present.

Somerset Cllr John Bailey provided a summary of the matters being discussed at the Ash, Long Load and Martock Traffic meetings he has been arranging. Discussions are progressing on Speed Indicator Devices, pedestrian and cyclist safety issues, 20mph zones, and encouraging “active transport”. Rebecca Vaughan, Traffic Engineer for Somerset Council attended the meeting, and it is hoped that Dan Cox, Road Safety Officer for Avon & Somerset Constabulary will attend the next meeting.

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 were received and accepted from Cllr Clarke & Cllr Warne and from Somerset Councillor Pearlstone. Cllr Hole was not present.

Item 2. DECLARATIONS OF INTEREST

None received.

Item 3. MINUTES OF PREVIOUS MEETING

The minutes of the Planning & Highways Committee meeting held on 9th August 2023 were reviewed.

Proposed: Cllr MacDonald Seconded: Cllr Hunt unanimous

RESOLVED to accept and sign the minutes of the Planning and Highways Committee Meeting of 9th August 2023.

Item 4. PLANNING APPLICATIONS

Committee considered the following planning applications:

a) 23/01984/HOU

Proposed First Floor Rear Extension | Orchard Rise 13 Gastons Lane Martock Somerset TA12 6LN

It was noted that there had been no public comments recorded on this application, but one neighbour had submitted written comments.

Proposed: Cllr Helyer Seconded: Cllr MacDonald unanimous.

It was **RESOLVED** to raise no comments on application 23/01984/HOU, but to recommend that consideration is given to the neighbour's comments.

b) 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

It was noted that there have been no public comments made on this application. Given it was noted that this application was accepted by Somerset Council Planning on 11th September 23 there was no further discussion of the application.

c) 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

It was noted that there have been no public comments made on this application. Given it was noted that this application was accepted by Somerset Council Planning on 8th September 23 there was no further discussion of the application.

d) 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

It was noted that there have been no public comments made on this application. Given it was noted that this application was accepted by Somerset Council Planning on 8th September 23 there was no further discussion of the application.

Item 5. Bus Shelters

The letter from a parishioner regarding the provision of bus shelters within Martock was discussed.

Information received from Ash Parish Council indicated that the cost of providing bus shelters would be several thousand pounds and that it would only be possible to provide them where the pavement width was sufficient.

It was noted that a bus shelter had previously been provided at the Coat Road / North Street junction, but this had been removed after it was vandalised.

It was recognised that there would need to be sufficient public demand for bus shelters in order to justify the expense and the meeting agreed that this was a topic which should be included within a community survey.

Item 6. NEIGHBOURHOOD PLAN WORKING GROUP

Cllr Helyer reported that initial discussions had been held with Jackie Swabey, chair of the M3 Community Group, regarding arrangements for conducting a Community Survey. Jackie Swabey is investigating the availability of funding to support the survey.

Dr Clegg advised the meeting that his Neighbourhood Plan newsletter had identified potential members of a Neighbourhood Plan Forum from Stapleton and Coat in addition to existing members from Parrett Works.

Dr Clegg advised that a Neighbourhood Plan Forum would need to be established to support both intended the short-term update to the Neighbourhood Plan as well as the longer-term revision. Dr Clegg advised that a public meeting should be called to support the launch of the Neighbourhood Plan Forum. The meeting agreed that we should aim to hold such a meeting around the beginning of October.

Dr Clegg advised that he would be providing a table indicting planning applications for significant developments which still await decisions.

Item 7. CHAIR’S REPORT

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

Item 8. DATE OF NEXT MEETING

The next meeting of the Planning and Highways Committee is scheduled for 11th October 2023 at 7.00pm

There being no other business the Chair thanked Members for their attendance and closed the meeting at 8:26pm.

CHAIR:

DATE:

MPC Planning & Highways Committee Report September 2023

Introduction

This is the Martock Parish Council Planning & Highways Committee Report prepared for the 13th September 2023 Planning & Highways Committee meeting. It covers the period from the 1st August 2023 up to the 31st August 2023.

Planning applications considered since 1st July 2023

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

- 23/01573/HOU Proposed single storey extension to dwelling
22 Highfield Terrace Bower Hinton Martock Somerset TA12 6LS
MPC Planning & Highways Committee recommendation – No Objections
- 23/01669/FUL Retention of temporary warehouse unit for a period of 24 months (retrospective)
Unwin House Coat Road Martock Somerset TA12 6EY
MPC Planning & Highways Committee recommendation – No Objections
- 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
MPC Planning & Highways Committee recommendation – refusal (of chimney element only)
- 23/01202/COU Change of use from a function room to a café and function room
Recreation Ground Water Street Martock Somerset TA12 6AF
MPC Planning & Highways Committee recommendation – Noted
- 23/01769/HOU & 23/01804/S19 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
MPC Planning & Highways Committee recommendation – Conditional support.
- 23/01898/AGN Notification of intent to erect a steel portal framed building with hardcore flooring, concrete panel wall and timber cladding on three sides with an open front (south eastern elevation) under a fibre cement sheeted roof Millbrook Farm Land OS 0005 Off Elm Lane Highway Lane Coat Martock Somerset TA12 6AR
MPC Planning & Highways Committee recommendation – Noted
- 23/01952/TPO Application to Fell No. 1 Tree as shown within the South Somerset District Council (MART 1) 2003 Tree Preservation Order. The Brambles Broadway Bower Hinton Martock Somerset TA12 6LP
MPC Planning & Highways Committee recommendation – Conditional support.
- 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
MPC Planning & Highways Committee recommendation – Refusal – previously submitted comments remain
- 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

Co-Op Centre North Street Martock TA12 6DL

MPC Planning & Highways Committee recommendation – No Objections

- 23/01950/AGN Notification of intent to erect a Steel framed mono-pitched agricultural building with concrete panel wall, timber Yorkshire boarding to 3 sides and open to the north east elevation with fibre cement roof sheets. Land OS 0005 Off Elm Lane Coat Martock Somerset
MPC Planning & Highways Committee recommendation – Noted

Planning applications validated by Somerset Council and awaiting review

At the time of writing [1st September 2023] the following planning applications pertinent to Martock have been validated by Somerset Council and await review by MPC:

- 23/01984/HOU Proposed First Floor Rear Extension
Orchard Rise 13 Gastons Lane Martock Somerset TA12 6LN
- 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
- 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
- 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

Planning Applications Decided by Somerset Council since 1st August 23

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

- 23/01950/AGN | Notification of intent to erect a Steel framed mono-pitched agricultural building with concrete panel wall, timber Yorkshire boarding to 3 sides and open to the north east elevation with fibre cement roof sheets. | Land OS 0005 Off Elm Lane Coat Martock Somerset
Permission not required
- 23/01669/FUL | Retention of temporary warehouse unit for a period of 24 months (retrospective) | Unwin House Coat Road Martock Somerset TA12 6EY
Permitted – subject to condition that unit is removed within 2 years.
- 23/01573/HOU | Proposed single storey extension to dwelling | 22 Highfield Terrace Bower Hinton Martock Somerset TA12 6LS
Permitted with conditions
- 23/01205/FUL | Relocation of shopfront entrance, new external coldrooms 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
Permitted with conditions

- 23/01952/TPO | Application to Fell No. 1 Tree as shown within the South Somerset District Council (MART 1) 2003 Tree Preservation Order. Application Amended: Amended specification of pruning works | The Brambles Broadway Bower Hinton Martock Somerset TA12 6LP
Permitted with conditions

Planning Applications Awaiting Decisions

At the time of writing [1st September 2023] 27 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
- 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 & 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 Walsh

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.

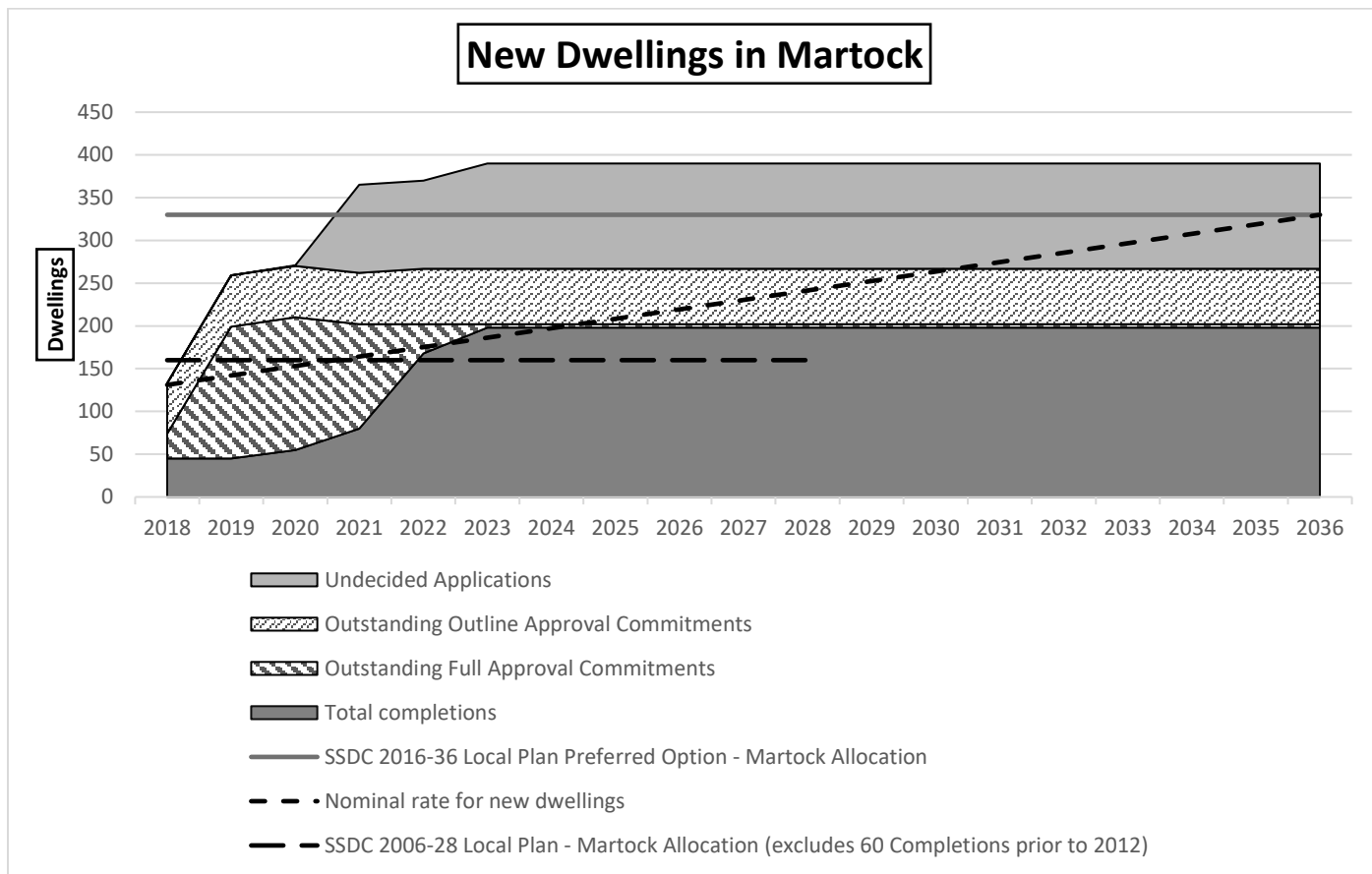
Local & Neighbourhood Plans

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 & Highways Committee

1st September 2023