



MARTOCK PARISH COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee Meeting held on Wednesday 9th August 2023 in the Parish Hall, Church Street, Martock commencing at 7:00pm.

Councillor Members present: Cllr Helyer (Chair), Clarke, MacDonald, Ash Warne, Welsh.

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

In attendance: Cllr Hunt

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 was one Member of the Public present.

Vera Speer [Parishioner] presented the Chair with a written question relating to the funding for bus shelters within the parish. The chair explained that, since this matter was not on the agenda, it would not be possible to debate the matter at the meeting, but that he would provide a written response to the question and consider whether it would be appropriate to include this as an agenda item for a subsequent meeting. After hearing the response, Vera Speer left the meeting.

Somerset Cllr John Bailey requested the consideration be given to including Traffic Matters as an Item on future Agenda to facilitate capture of feedback on related issues from LCN16 and, in particular, the Ash, Long Load & Martock (ALLM) Traffic Meetings.

It was agreed that Cllr John Bailey join the debate at agenda item 6.

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

Item 1. APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllr Hole (work commitments). Cllr Bloomfield was not present but had sent an email to the Committee Chair containing his resignation from the committee. The Committee Chair had responded – accepting the resignation and expressing thanks to Cllr Bloomfield for his contributions.

Item 2. DECLARATIONS OF INTEREST

Cllr MacDonald declared that he is an immediate neighbour to the site for Planning Application 22/03507/FUL (Agenda Item 4h) but confirmed that he has no pecuniary interest in the application.

Item 3. MINUTES OF PREVIOUS MEETING

The minutes of the Planning & Highways Committee meeting held on 12th July 2023 were reviewed.

Proposed: Cllr Ash Warne Seconded: Cllr Welsh 4 for; 1 abstain
RESOLVED to accept and sign the minutes of the Planning and Highways Committee Meeting of 12th July 2023.

Item 4. PLANNING & HIGHWAYS COMMITTEE MATTERS

(a) Co-option of members of the Planning & Highways Committee

There was a vacancy for one Councillor Member of the Committee. Cllr Hunt had put herself forward as a candidate.

Proposed: Cllr MacDonald Seconded: Cllr Ash Warne Unanimous
RESOLVED to co-opt Cllr Katie Hunt to be a full member of the Planning & Highways Committee.

It was noted that Standing Order 4.d.v. states that the Council shall “appoint [...] members of [...] a committee”.

Although it had been stated at the Full Council meeting of 28th June 23 under Agenda Item 6 that delegated authority would be granted to the Committees themselves to co-opt Members onto the committee to fill vacancies, this had not been recorded in the minutes.

It was agreed that, for the avoidance of any doubt, a request will be submitted that the ratification of Cllr Hunt’s appointment to the Planning & Highways Committee be included on the agenda for the next full Council meeting.

(b) Nomination and appointment of Vice Chair of Planning & Highways Committee

Proposed: Cllr MacDonald Seconded: Ash Warne Unanimous
RESOLVED to appoint Cllr Katie Hunt as Vice Chair of Planning & Highways Committee – subject to Full Council confirming her appointment to the committee.

Item 5. PLANNING APPLICATIONS

Committee considered the following planning applications:

a. 23/01573/HOU

Proposed single storey extension to dwelling | 22 Highfield Terrace Bower Hinton Martock Somerset TA12 6LS

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

Proposed: Cllr Helyer Seconded: Cllr MacDonald 6 – 0 in favour.
It was **RESOLVED** to recommend no objections to application 23/01573/HOU

b. 23/01669/FUL

Retention of temporary warehouse unit for a period of 24 months (retrospective) | Unwin House Coat Road Martock Somerset TA12 6EY

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

Proposed: Cllr Ash Warne Seconded: Cllr MacDonald 6 – 0 in favour.

It was **RESOLVED** to recommend no objections to application 23/01669/FUL.

c. 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.

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

It was noted that a decision notice had been issued by Somerset Council planning officers on 31st July 2023 indicating that that permission is not required.

d. 23/01202/COU

Change of use from a function room to a café and function room | Recreation Ground Water Street Martock Somerset TA12 6AF.

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

Since this application had been submitted by Martock Parish Council it was noted only.

e. 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

It was noted that there had been 2 public comments made on this application [one by Dr Clegg a non-voting, non-councillor member of the committee] both raising objections to the removal of the chimney.

Proposed: Cllr Ash Warne Seconded: Cllr MacDonald 6 – 0 in favour.

It was **RESOLVED** to recommend refusal of the chimney element of application 23/01704/HOU, but recommend support for the replacement of double roman concrete tiles with double roman clay tiles.

The proposal to remove the chimney is considered to be in contravention of Martock Neighbourhood Plan Policy Mart9. As indicated in the Village Design Document [<https://www.martockplan.org.uk/Documents/Supportingdocs/VDS.pdf>] supporting the Martock Neighbourhood Plan, 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. They are present in all the neighbouring houses.

[At 19:33 Cllr Hunt left the meeting]

**f. 23/01769/HOU
&**

g. 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

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

It was noted that there had been no public comments made on these applications.

Proposed: Cllr Helyer Seconded: Cllr Ash Warne 5 – 0 in favour.
It was **RESOLVED** to recommend no objections to applications 23/01769/HOU and 23/01804/S19 subject to the condition that the conservation officer is satisfied.

h. 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

It was noted that there had been one new public comment made on this application since the plans were amended – an objection on the basis of inadequate access from Dimmocks Lane to Bower Hinton – making 14 comments in total of which all were objections.

It was noted that the amendments only contain very minor cosmetic changes with not impact on the reasons previously given for recommending refusal.

Proposed: Cllr Helyer Seconded: Cllr Ash Warne 5 – 0 in favour.
It was **RESOLVED** that Martock Parish Council continues to recommend refusal of application 22/03507/FUL and confirms that the reasons for refusal submitted on 9th March 2023 remain unaffected by the amended plans.

i. 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

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

Proposed: Cllr Helyer Seconded: Cllr Ash Warne 5 – 0 in favour.
It was **RESOLVED** to recommend no objections to application 23/01952/TPO subject to the condition that the tree officer is satisfied of the need to fell the tree.

j. 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

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

Proposed: Cllr Helyer Seconded: Cllr MacDonald 5 – 0 in favour.
It was **RESOLVED** to recommend no objections to application 23/01753/ADV.

k. 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

It was noted that there had been no public comments made on this application. It was noted that a decision notice had been issued by Somerset Council planning officers on 9th August 2023 indicating that that permission is not required.

Item 6. NEIGHBOURHOOD PLAN WORKING GROUP

a. Appointment of Working Group Leader

Proposed: Cllr Helyer Seconded: Cllr MacDonald 5 – 0 in favour.
It was **RESOLVED** to confirm Dr Andrew Clegg as leader of the Neighbourhood Plan Working Group.

b. Report on Working Group Status and Plans

Dr Clegg had prepared a written report. This report was received and considered by the Committee and a copy is provide at Appendix One of these minutes.

Proposed: Cllr Helyer Seconded: Cllr Clarke 5 – 0 in favour.
It was **RESOLVED** to request that Dr Clegg reactivate the previous Neighbourhood Plan mailing list and send a message explaining the current status asking mailing list members to register any specific interests.

Item 7. CHAIR’S REPORT

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

Item 8. DATE OF NEXT MEETING

The next meeting of the Planning and Highways Committee is scheduled for 13th September 2023 at 7.00pm

There being no other business the Chair thanked Members for their attendance and closed the meeting at 8:27pm.

CHAIR:

DATE:

Towards a Neighbourhood Plan Monitoring and Revision Strategy

Where we are now

Martock Neighbourhood Plan is technically no longer an official planning document as neighbourhood plans currently have an active shelf life of only two years and ours reached this point in June. However the plan still represents the views of the village and planning officers are still expected to take cognisance of such plans when making the decisions. There is a strong national move to increase the lifetime of neighbourhood plans from 2 to 5 years but this has not yet been officially promulgated.

We have two documents which give us some guidance on producing a monitoring and revision strategy. One is a comprehensive advisory document produced by locality (locality.org.uk), a charitable company set up to advise and empower local communities. The document is called '*After the neighbourhood plan is made: implementation, monitoring and review*'.

It can be found here.

<https://neighbourhoodplanning.org/toolkits-and-guidance/how-to-implement-monitor-and-review-your-made-neighbourhood-plan/>

The second document is a detailed email from Jo Wilkins (jo.wilkins@somerset.gov.uk) who was the SSDC planning policy officer who guided our plan through its stages as it was being made, and who is now working in planning working in Planning Policy with Somerset Council. She has offered to support us with the revision process.

The three tier planning system

The neighbourhood plan is the bottom tier of a three tier planning system. At the top is the National Planning Policy Framework (NPPF). The latest version dates from 2021. The consultation to modify this has recently been completed and we await further version. The second tier of the planning system is the planning authority local plan. This is still the south Somerset Local Plan. We are currently waiting to see how the four local plans from the former planning authorities are to be combined. We are also waiting for news on the procedure for the production of a new plan by Somerset Council. This is likely to take at least five years but at the end of that time we ought to be ready, if we feel it necessary, to submit a new neighbourhood plan.

Keeping our Neighbourhood Plan under review

In the meantime, we are encouraged to keep our plan under review and identify any short or medium term changes that we considered desirable which can be made without having to go through the onerous referendum system required by major changes.

I propose the following:

1 Establish an independent review forum

This should be similar to the one that developed the plan, with similar TOR's and procedures, with similar subcommittees. It should be broadly representative of the Parish and should have members from the parish council and from the Martock Community Partnership. It should also have representatives from the satellite villages.

2 Develop a forum action plan

The forum would develop its own action plan which will include the following:

- Reviewing the current national and local plans, policy practice guidance and other relevant national legislation to establish what changes need to be made to the neighbourhood plan to bring it in line with these.
- Establishing a monitoring process to review the operation of the neighbourhood plan and supporting documents with a view to identifying short, medium and long-term changes to make it more effective.
- Monitoring local area developments that have an impact on the plan, such as housing needs surveys and evidence from the recent census
- Establishing procedures for monitoring local opinion and needs.
- Any other relevant tasks that may arise from changes in national legislation or local conditions.

3 Cost implications

We should explore, as we did with the development of the original plan, sources of funding where necessary. It is not anticipated that funding will be required in the early stages of the review but if circumstances demand that there should be a substantial rewriting of the plan, consultancy help will be needed. Consultancy help may also be needed if it is felt necessary to obtain professional advice on any particular topics. One that has been mentioned in the past is the issue of accessibility in and around the village centre.

Andrew Clegg 9/8/23

MPC Planning & Highways Committee Report August 2023

Introduction

This is the Martock Parish Council Planning & Highways Committee Report prepared for the 9th August 2023 Planning & Highways Committee meeting. It covers the period from the 1st July 2023 up to the time of writing [31st July 2023].

Planning applications considered since 1st June 2023

The following applications were considered at the 12th July 23 meeting of the Planning Committee:

- 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
MPC Planning & Highways Committee recommendation - support subject to the conditions that:
 - there is no increase in the noise levels from those currently produced.
 - there is no impact on the access to the rear of the neighbouring chip shop.
- 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
This application had been withdrawn prior to the MPC Planning & Highways Committee meeting.

Planning applications validated by Somerset Council and awaiting review

At the time of writing [31st July 2023] the following planning applications pertinent to Martock have been validated by Somerset Council and await review by MPC:

- 23/01573/HOU | Proposed single storey extension to dwelling
22 Highfield Terrace Bower Hinton Martock Somerset TA12 6LS
- 23/01669/FUL | Retention of temporary warehouse unit for a period of 24 months (retrospective)
Unwin House Coat Road Martock Somerset TA12 6EY
- 23/01202/COU | Change of use from a function room to a café and function room
Recreation Ground Water Street Martock Somerset TA12 6AF
- 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
- 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

- 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
- 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

Planning Applications Decided by Somerset Council since 1st June 23

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

- 23/01441/TCA | Notification of intent to fell No.01 tree within a Conservation Area
3 Church Close Martock Somerset TA12 6DS
Permitted
- 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
Permitted
- 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
Conditions Discharged
- 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 15 degrees 4) Remove and block up old uPVC toilet window and redundant back door
6 Parrett Cottages Parrett Works Martock Somerset TA12 6AE
Withdrawn

[Planning Applications Awaiting Decisions](#)

At the time of writing [31st July 2023] 26 validated planning applications are identified as awaiting a decision.

Of these, these applications are for new buildings and potentially await 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 & Highways Committee](#)

[Planning & Highways 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 Graham MacDonald

Cllr Tony Walsh

Cllr Ash Warne

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

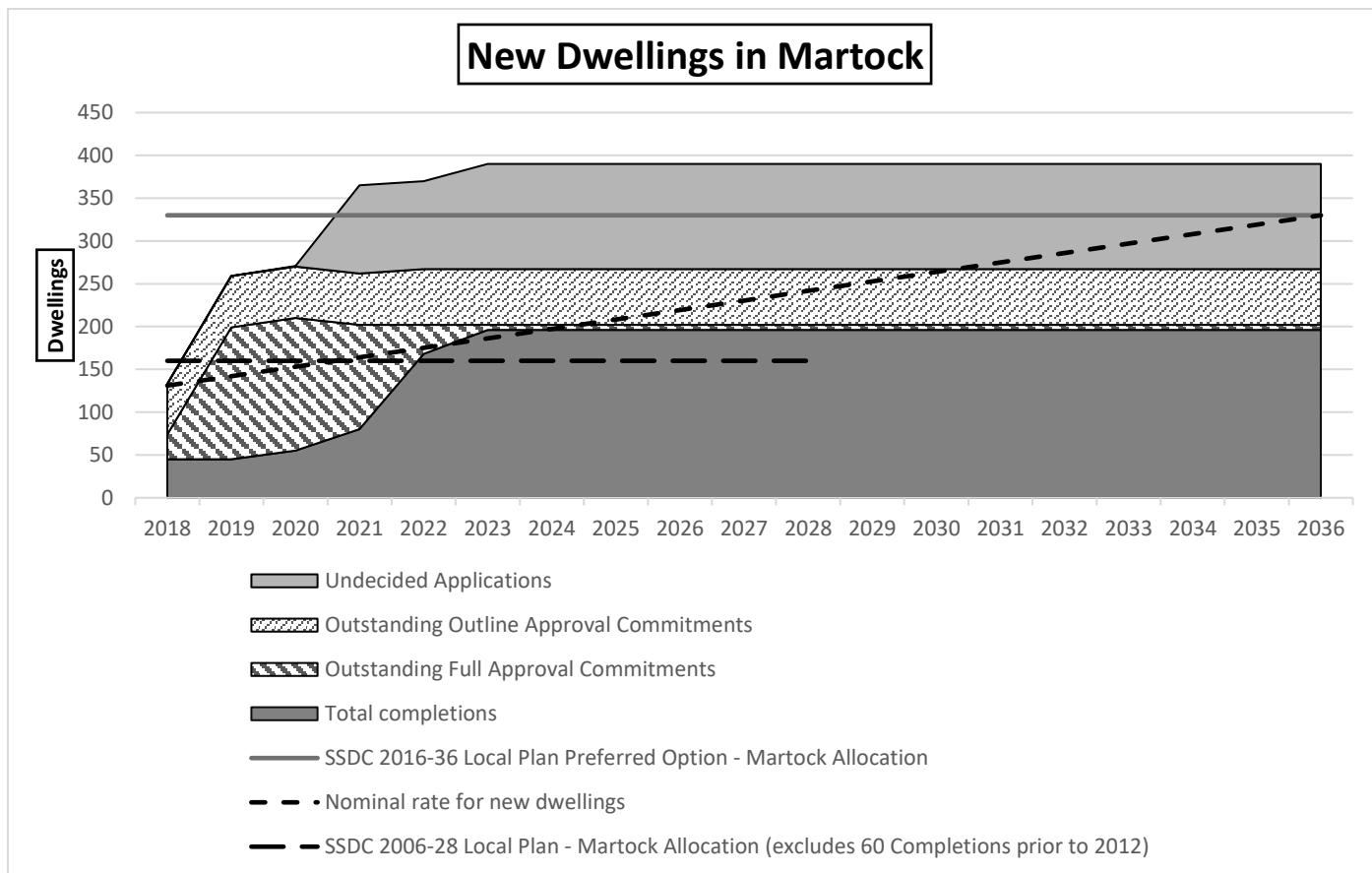
Local & Neighbourhood Plans

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

31st July 2023