

MARTOCK PARISH COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee Meeting held on Wednesday 12th July 2023 in the Parish Hall, Church Street, Martock commencing at 7:00pm.

Councillor Members present: Cllr Helyer (Chair), Hole, Potter and Welsh.

Non-councillor Members present: Mr Swindells.

In attendance: Cllrs McDonald and Ash Warne

Public participation time

Somerset Council Ward Members: Cllr John Bailey, Cllr Emily Pearlstone were in attendance.

There were no Members of the Public present.

Cllr John Bailey requested that he be provided with a copy of the Martock Neighbourhood Plan [Cllr Helyer undertook to provide an electronic copy].

It was agreed that Cllr John Bailey and Emily Pearlstone join the debate at minute 14 and 15.

7. APOLOGIES FOR ABSENCE

Apologies had been received from the Parish Clerk that he was unable to attend due to a prior engagement. It had been agreed that, in the absence of the Clerk, Cllr Helyer would act as clerk for the meeting.

Apologies were received and accepted from Cllr Clarke (illness).
Cllr Bloomfield and non-councillor member Dr Clegg were not present.

8. DECLARATIONS OF INTEREST

There were no declarations of interest on items on the agenda.

9. 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. Cllrs MacDonald and Ash Warne had put themselves forward as candidates.

Cllr Potter stated that he would stand down so as to enable both candidates to be co-opted.

Proposed: Cllr Helyer
Unanimous

Seconded: Cllr Hole

RESOLVED to co-opt Cllrs Graham Macdonald and Ash Warne to be full members of the Planning & Highways Committee.

Cllr Potter, having stood down from the committee, left the meeting at this point.

(b) Vice Chair of the Committee

Noting that Cllr Hunt had expressed an interest in joining the Planning Committee and that Cllr Hole indicated that he would be prepared to stand down as a core member [but remaining as an ex-officio member] to enable Cllr Hunt to join the Committee, it was proposed that the appointment of the vice chair be deferred.

Proposed: Cllr Ash Warne
Unanimous

Seconded: Cllr Hole

RESOLVED to defer appointing a vice chair of the Planning & Highways Committee until the next meeting.

10. MINUTES OF PREVIOUS MEETING

The minutes of the Committee meeting held on 14th June 2023 were reviewed. Only two voting members had been present at the meeting.

Proposed: Cllr Helyer
Unanimous

Seconded: Cllr Welsh

RESOLVED to accept and sign the minutes of the Planning and Highways Committee Meeting of 14th June 2023.

11. PLANNING APPLICATIONS

Committee considered the following planning applications:

(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

It was noted that there had been 4 public comments made on this application. These comments are all objections from immediate neighbours and reflect concern about the potential for increased noise and vermin affecting the neighbouring gardens; and concerns regarding access to the rear of the neighbouring chip shop.

A Noise Impact Assessment report had been provided with the submission – this indicates that “noise from the proposed plant will comply with recognised Standards and guidance”. It doesn’t indicate whether this will represent an increase, or a reduction, compared to the current noise level.

Proposed: Cllr Helyer
Unanimous

Seconded: Cllr Hole

It was **RESOLVED** to recommend support for application 23/01205/FUL subject to the conditions that:

- a) there is no increase in the noise levels from those currently produced.
- b) there is no impact on the access to the rear of the neighbouring chip shop.

Proposed: Cllr Welsh
Unanimous

Seconded: Cllr Ash Warne

It was **RESOLVED** to comment on application 23/01205/FUL that relocating the entrance to the supermarket may reduce the effectiveness of the existing measures taken in response to ram-raiding incidents.

12. NEIGHBOURHOOD PLAN REVISIONS

The email from Jo Wilkins, Somerset Council Strategic Planning Specialist, to Andrew Clegg was received and considered.

Proposed: Cllr Ash Warne
Unanimous

Seconded: Cllr MacDonald

RESOLVED to establish a working group to prepare an action plan for consideration at the September meeting at the Committee.

It was agreed that Cllr Helyer and Gordon Swindells would be initial members of the Working Group and that Andrew Clegg would be invited to lead the group initially.

The goals of the action plan were agreed as:

- 1) Update the current Neighbourhood Plan so as to ensure it is legally valid as soon as practical.
- 2) Prepare a future issue of the Neighbourhood Plan in time for a referendum at the time of the next scheduled election for Martock Parish Council (understood to be May 2027).

13. HURST MANOR DERELICT SITE

The email from Natalie Shaw, Endymion Property Group Managing Director, to the Parish Clerk regarding the potential purchase of the derelict Hurst Manor was received and considered.

Proposed: Cllr MacDonald
Unanimous

Seconded: Cllr Hole

It was **RESOLVED** that Cllr Helyer should draft a response, for the Clerk to provide, indicating that although MPC would welcome work to restore the derelict Hurst Manor, MPC is not able to offer any land to enhance the perceived parking shortfall.

14. SPEEDING ON B3165 THROUGH HURST

The email from a parishioner regarding speeding on the B3165 through Hurst was received and considered.

Proposed: Cllr Ash Warne
Unanimous

Seconded: Cllr Hole

It was **RESOLVED** that Cllr Helyer should draft a response, for the Clerk to provide, indicating that MPC is aware of the concerns; and that we are seeking to work with our Somerset Council Ward Members to identify possible means of alleviating or mitigation the situation.

15. OUTSTANDING PLANNING CONDITIONS FOR COAT GROVE

Proposed: Cllr Helyer
Unanimous

Seconded: Cllr Welsh

It was **RESOLVED** to establish a work group to maintain a watching brief on Barratts' progress in addressing outstanding work at Coat Grove Development. Cllr Hunt will be invited to lead the work group and Gordon Swindells will be a member.

16. CHAIR'S REPORT

Committee received and noted the July 2023 Chair's Report. A copy of the report is attached to these minutes in Appendix One.

AGENDA ITEM: 6

There being no other business the Chair thanked Members for their attendance and closed the meeting at 8:31pm.

CHAIR:

DATE: