# MPC Planning & Highways Committee Report January 2024

## Introduction

This is the Martock Parish Council Planning & Highways Committee Report prepared for the scheduled 10th January 2024 Planning & Highways Committee meeting. It covers the period from the 1st December 2023 up to the time of writing (31st December 2023).

## Planning applications considered since 1st December 2023

Comments on the following applications were provided on 7th December 2023 under the Clerk’s delegated authority (supported by the Planning and Highways Committee Chair and Vice Chair):

* 23/03009/TCA  
  Notification of intent to carry out Tree Surgery Works to No. 1 Tree within a Conservation Area.  
  Old Coat Inn Highway Road Martock Somerset TA12 6AR   
  MPC Planning & Highways Committee recommendation – conditional support.
* 23/03049/DOC1  
  Discharge of Condition No. 4 (Roof Lights) of Planning Application 22/01118/LBC  
  Knuston Lodge Church Street Martock Somerset TA12 6JL   
  MPC Planning & Highways Committee recommendation – Noted - no comments
* 23/03061/TCA  
  Notification of intent to Fell No. 1 Tree within a Conservation Area  
  Old Coat Inn Highway Road Martock Somerset TA12 6AR  
  MPC Planning & Highways Committee recommendation – conditional support.

## Planning applications validated by Somerset Council and awaiting review

At the time of writing [31st December 2023] there are no planning applications pertinent to Martock which been validated by Somerset Council and await review by MPC.

## Planning Applications Decided by Somerset Council since 1st December 23

The following planning applications pertinent to Martock were decided by Somerset Council from the 1st December 2023 up to the time of writing (31st December 2023).

* 23/03049/DOC1  
  Discharge of Condition No. 4 (Roof Lights) of Planning Application 22/01118/LBC.  
  Knuston Lodge Church Street Martock Somerset TA12 6JL  
  Conditions discharged.
* 23/02697/TCA  
  Notification of intent to Fell No. 4 Trees within a Conservation Area.  
  The Old House Cripple Street Martock Somerset TA12 6AR  
  Application Permitted
* 23/02531/HOU  
  Proposed double car port and store  
  The Old Fire Station Manor Road Martock Somerset TA12 6JJ  
  Application Permitted with Conditions (I.e. complete within 3 years)

## Planning Applications Awaiting Decisions

At the time of writing [31st December 2023] 22 validated planning applications are identified as awaiting a decision.

Of these, the following applications are for new buildings (and 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

Note that on 19th December 2023 the meeting of the Somerset Council Planning Committee – South considered application 21/01035/OUT and voted unanimously to defer a decision pending “further information regarding flooding matters and the presence of an officer from the Lead Local Flood Authority (LLFA) to be present at the next possible Planning South Committee meeting.”

* 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
* 20/01272/REM  
  Reserved Matters application following approval 13/01500/OUT (allowed under appeal) and subsequent approval 20/00596/S73 for the erection of 35 dwellings to include details of the layout, scale, appearance and landscaping.  
  Land Off Lyndhurst Grove Martock Somerset TA12 6HW
* 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

## Planning & Highways Committee

### Planning & Highways Committee Members

Membership of the Planning Committee is currently:  
Cllr Paul Helyer – Chair of Planning & Highways Committee

Cllr Louise Clarke

Cllr John Hole

Cllr Graham MacDonald

Cllr Tony Welsh

Cllr Ash Warne – pro-tem Vice Chair of Planning & Highways Committee

Two vacancies

### 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.

A public meeting was held at the Parish Hall on 11th November 2023 to launch the programme to revise and update the Martock Neighbourhood Plan. The meeting was attended by 20 members of the public. 23 people (including myself) have indicated that they are interested in participating in the team to progress the Neighbourhood Plan.

A revised National Planning Policy Framework has now been published. It extends the life of neighbourhood plans from 2 to 5 years. This means that the Martock Neighbourhood Plan remains “in-date” until June 2026.

Paul Helyer

Chair of Martock Parish Council Planning & Highways Committee

31st December 2023