



# MARTOCK PARISH COUNCIL

## PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee Meeting held on Wednesday 14<sup>th</sup> February 2024 in the Parish Hall, Church Street, Martock commencing at 7:00pm.

---

Councillor Members present: Cllrs Paul Helyer (Chair), Ash Warne & Tony Welsh.  
Non-councillor Members present: Mr Gordon Swindells.

### **Public participation time**

There were no members of the public present.

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 had been received from Cllr Graham MacDonald, Cllr John Hole, Somerset Cllr John Bailey and Somerset Cllr Emily Pearlstone and Dr Andrew Clegg

### **Item 2. DECLARATIONS OF INTEREST**

There were no Declarations of Interest on any items on the agenda.

### **Item 3. MINUTES OF PREVIOUS MEETING**

The minutes of the Planning & Highways Committee meeting held on 8<sup>th</sup> November 2023 were reviewed.

Proposed: Cllr Warne Seconded: Cllr Welsh unanimous  
**RESOLVED** to accept and sign the minutes of the Planning and Highways Committee Meeting of 8<sup>th</sup> November 2023.

### **Item 4. PLANNING APPLICATIONS**

Committee considered the following planning applications:

- a. 23/02573/LBC  
Proposed relocation of a gas pipe and gas box to the front of property.  
Merrifield House Bower Hinton Martock Somerset TA12 6LG

Proposed: Cllr Warne Seconded: Cllr Welsh unanimous  
**RESOLVED** that Martock Parish Council has no objections to application 23/02573/LBC subject to the condition that:

- the Conservation Officer is satisfied with the impact on the listed buildings and their curtilages.

## b. 23/03168/OUT

Outline application with all matters reserved except access for the erection of 1No. Dwelling  
Land Rear Of Manor House Church Street Martock Somerset TA12 6JL

Proposed: Cllr Helyer    Seconded: Cllr Welsh    unanimous

**RESOLVED** that Martock Parish Council recommends refusal of application 23/03168/OUT on the following grounds:

- 1) The economic benefit to the village of a single dwelling is outweighed by the substantial harm that the development would cause to the landscape character and the biodiversity of the area.
- 2) The development is outside the development boundary of the village and adequate building land has been identified within the boundary to address the spatial policy of Area South.
- 3) The development is in a Flood Zone 2 and 3 area and the village has identified adequate building land in Zone 1 areas to allow the sequential test to be applied.

Supporting Note provided (attached at Appendix One of these minutes) indicating how allowing the development would conflict with policies Mart1, Mart2, Mart4, Mart13, Mart17 & Mart18.

Proposed: Cllr Warne    Seconded: Cllr Welsh    unanimous

**RESOLVED** that, in the event that application 23/03168/OUT is granted approval, Martock Parish Council recommends that the following conditions are imposed reflecting that parts of the site are in Flood Zone 2 and recent flooding events:

- a) Floor levels should now be 600mm
- b) A=Flood Risk Assessment (FRA), should be completed
- c) With the site being adjacent to the IDB, (Internal Drainage Board), maintained Mill Brook, a satisfactory report together with the necessary permission should be obtained if there any plans to discharge any surface water or treated water into that water course.
- d) Any Package Treatment Plant (PTP) and its associated drainage field must be located so as to avoid any risk of pollution of Mill Brook.

Martock Flood Warden Report on 23/03168/OUT to be submitted.

## c. 24/00154/DOC1

Discharge of Condition No 7 (Details - Stonework Walls) of planning application 22/01118/LBC  
Knuston Lodge Church Street Martock Somerset TA12 6JL

Proposed: Cllr Warne    Seconded: Cllr Welsh    unanimous

**RESOLVED** that Martock Parish Council would note application 24/00154/DOC1 with no objections.

- d. 24/00225/TCA  
Notification of intent to carry out Tree Surgery Works to No. 5 Trees and Fell No. 1 Tree within a Conservation Area.  
19 East Street Martock Somerset TA12 6NF
- Proposed: Cllr Warne    Seconded: Cllr Welsh    unanimous  
**RESOLVED** that Martock Parish Council has no objections to application 24/00225/TCA subject to the conditions that:
- 1) the Tree Officer is satisfied.
  - 2) the Conservation Officer is satisfied with the impact on the Conservation Area.
- e. 24/00242/DOC1  
Discharge of Conditions No. 6 (Doors and Windows), No. 8 (Staircase) and No. 9 (Plastering) of Planning Application 22/01118/LBC.  
Knuston Lodge Church Street Martock Somerset TA12 6JL
- Proposed: Cllr Warne    Seconded: Cllr Welsh    unanimous  
**RESOLVED** that Martock Parish Council would note application 24/00242/DOC1 with no objections.
- f. 23/02217/FUL  
Change of use of land and the siting of 72 No self-storage containers.  
Plot 22 George Smith Way Lufton Trading Estate Brympton Yeovil Somerset
- Proposed: Cllr Helyer    Seconded: Cllr Welsh    unanimous  
**RESOLVED** that Martock Parish Council has concerns regarding the impact of application 23/02217/FUL on the Martock Flood Protection measures and recommends refusal of application 23/02217/FUL until further information is supplied regarding the site surface water drainage strategy.  
Martock Flood Warden Report on 23/02217/FUL to be submitted.

#### **Item 5.            NEIGHBOURHOOD PLAN WORKING GROUP**

Cllr Helyer provided a brief summary of the status of the Neighbourhood Plan Revision Working Group.

- It will be proposed that the Working Group will be transferred to Full Council
- A written report to be submitted to Full Council
- An inaugural Working Group Meeting took place with 11 attendees and 4 apologies.
- The Survey / Community Plan Process has been initiated. Councillors have been asked if they wish to be involved.

#### **Item 6.            CHAIR'S REPORT**

The Committee received and noted the February 2024 Chair's Report. A copy of the report is attached at Appendix Two of these minutes.

**Item 7. DATE OF NEXT MEETING**

The next meeting of the Planning and Highways Committee is scheduled for 13<sup>th</sup> March 2024 at 7.00pm

The Chair thanked Members for their attendance and closed the meeting at 7:30pm.

\_\_\_\_\_  
**CHAIR:**

\_\_\_\_\_  
**DATE:**

## Planning Application 23/03168/OUT

### Outline application with all matters reserved except access for the erection of 1No. Dwelling

#### Land Rear Of Manor House Church Street Martock Somerset TA12 6JL

This document has been produced to elaborate on planning arguments considered by Martock Parish Council Planning & Highways Committee in support of the review of this application at its meeting of 14<sup>th</sup> February 2024.

Martock Parish Council recommends refusal of application 23/03168/OUT on the following grounds:

- a) The economic benefit to the village of a single dwelling is outweighed by the substantial harm that the development would cause to the landscape character and the biodiversity of the area.
- b) The development is outside the development boundary of the village and adequate building land has been identified within the boundary to address the spatial policy of Area South.
- c) The development is in a Flood Zone 2 and 3 area and the village has identified adequate building land in Zone 1 areas to allow the sequential test to be applied.

#### Background and Status of Martock Neighbourhood Plan

Earlier applications for building on this site were made when the emerging Martock Neighbourhood Plan was in Consultation Draft form which limited its application. The Martock Neighbourhood Plan has since been made and the two conditions listed in paragraph 14 of NPPF 2023 both apply; the Plan is less than five years old and contains policies and allocations to meet its identified housing requirement.

NPPF 2023 applies to this application (the applicant has stated this, so it is common ground). NPPF 2023 decouples NPs from the Local Plan.

Here is the relevant paragraph in NPPF:

“12. In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:

- a) the neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and
- b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement (see paragraphs 67-68).”

[Paras 67 requires a published housing requirement for the NP. Para 68 describes the procedure to be adopted if we did not have a published requirement]

The Martock Neighbourhood Plan is a “made plan” and remains valid until June 2026. It identified land earmarked for building development (253 houses having already been completed since 2015 with a further 173 having been granted full or outline approval).

The relevant policies in the Neighbourhood Plan are listed below indicating how allowing the development will conflict with policies and how the adverse impact of allowing the development is likely to significantly, and demonstrably, outweigh the benefits.

### **1 Mart1 Protecting and enhancing biodiversity**

The land is part of a wildlife corridor associated with Mill Brook which runs through the village centre and includes the churchyard. This is a significant and studied corridor linking the Ramsar Somerset Moors with Ham Hill SSSI and Montecute National Trust Park. It is a noted ‘hotspot’ on the Somerset Environmental Records map. Water Vole, Water Shrew and Otter are present regularly in the Brook and have been noted, and lodged, this year, as have around 60 species of bird including kingfisher and smaller waders such as greenshank and snipe. Eel, pea mussel, and minnow and a variety of insect larvae, some rare or endangered, have been noted in Mill Brook. The rare Brown Hairstreak butterfly has been seen, over-winters, in this corridor.

### **2 Mart2 Landscape and Wildlife Corridors**

This part of the Manor Field is recorded as of High Landscape Sensitivity in the Martock Peripheral Landscape Study (Figure 1) as, together with the adjacent field, it is one of the last remnants in the village of the traditional small fields, orchards and riparian woodland behind houses.

There is a pond on the land, described as an ornamental pond but more correctly a natural wetland; one of a string of historical ponds associated with the East Street farms and including the Cartgate Wildlife Area Pond. While Great Crested Newts have not been reported here, the stream and associated ponds are a rich habitat for amphibia, and insect larvae, particularly many species of dragonfly.

### **3 Mart4 Flood Risk**

About half the plot is in flood zone 2 (Environment Agency Map attached at Figure 2). It has been flooded twice in the last decade and is often saturated. The plot is unsuitable for a PTP having a particularly high-water table in winter supporting a pond and wetland. Adjacent properties are on mains drainage and Martock sewage works is currently undergoing a significant upgrade which will remove around 4000 kg/yr of phosphate from the outflow and greatly increase wet-weather storage capacity. The village has sufficient Zone 1 building land to allow the sequential test to be applied.

### **4 Mart13 Accommodating Growth**

The proposed development lies outside the village development boundary (map on page 38 of the Neighbourhood Plan). There is more than sufficient designated building land inside the boundary to satisfy the housing requirement in the Area South Plan. The need for an additional single large house outside the boundary has not been demonstrated and it compromises the sensitive landscape character.

## **5 Mart17 Housing Development**

The Area South spatial strategy specifies a Martock target for the current development period (to 2028) of 220 houses. The number of completions and planned houses is currently 426, meaning that the target has already been exceeded by over 93%, a figure nearing that of large market towns in the spatial strategy.

## **6 Mart18 Housing Mix**

The proposal is for one large house. The objectively assessed housing need for the village in the SSDC Strategic Housing Market Assessment indicates that small houses are needed as the village has an historic accumulation of large ones. The economic benefit of a single house is far outweighed by the environmental harm of building in a sensitive landscape in a significant natural corridor.

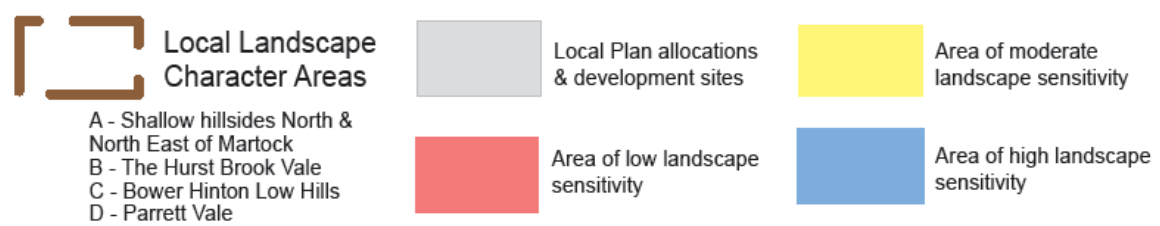
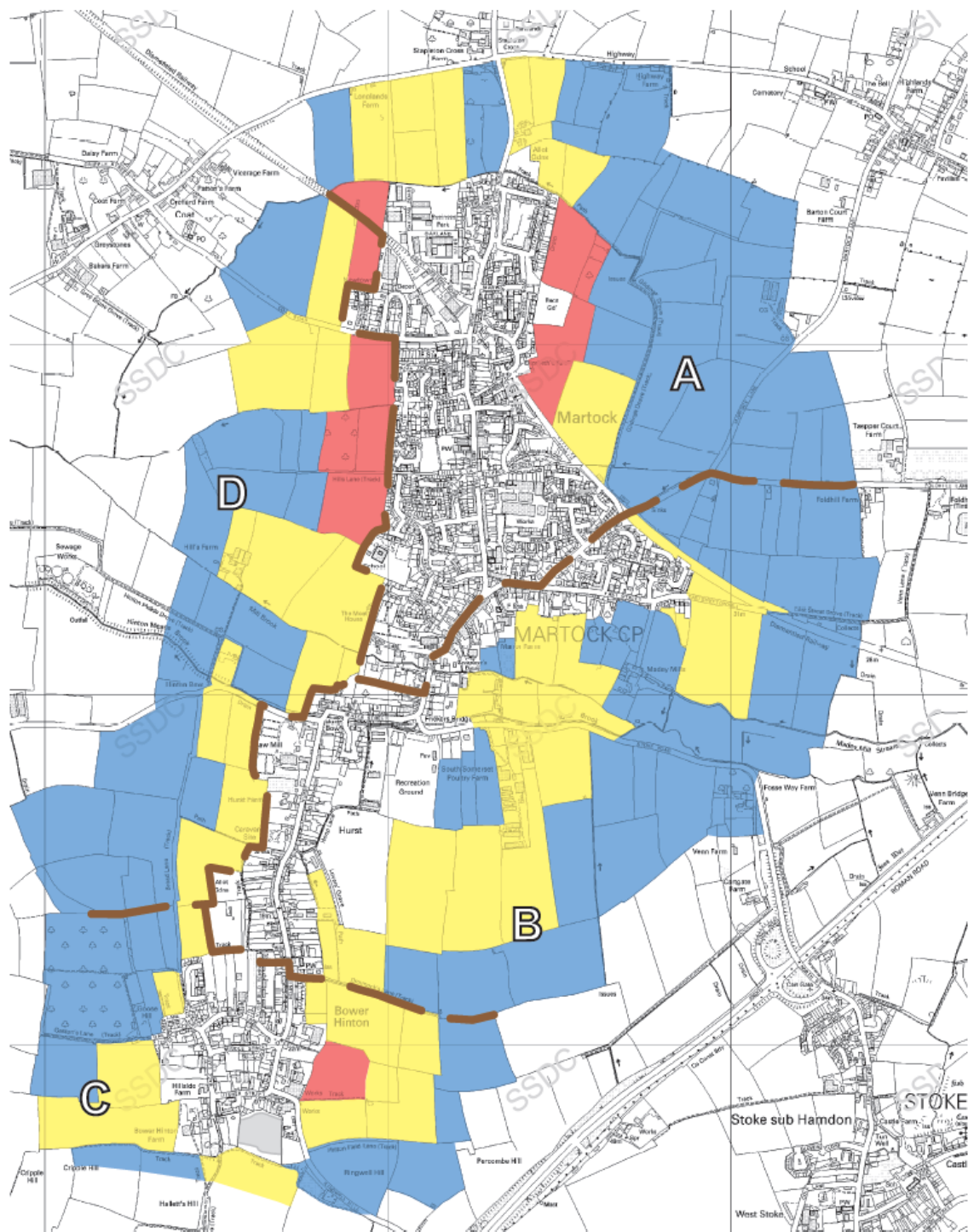


Figure 1 Manor Field is recorded as of High Landscape Sensitivity in the Martock Peripheral Landscape Study





Figure 2 Environment Agency Flood Zone Map

## MPC Planning & Highways Committee Report February 2024

### Introduction

This is the Martock Parish Council Planning & Highways Committee Report prepared for the 14<sup>th</sup> February 2024 Planning & Highways Committee meeting. It covers the period from the 1<sup>st</sup> January 2024 up to the time of writing (7<sup>th</sup> February 2024).

### Planning applications considered since 1<sup>st</sup> January 2024

Since there were no applications validated which required Planning Committee consideration, the meeting of the Planning and Highways Committee scheduled for 10<sup>th</sup> January 2024 was cancelled.

### Planning applications validated by Somerset Council and awaiting review

At the time of writing [7<sup>th</sup> February 2024], the following planning applications pertinent to Martock have been validated by Somerset Council and await review by MPC.

- 23/02573/LBC  
Proposed relocation of a gas pipe and gas box to the front of property.  
Merrifield House Bower Hinton Martock Somerset TA12 6LG
- 23/03168/OUT  
Outline application with all matters reserved except access for the erection of 1No. Dwelling  
Land Rear Of Manor House Church Street Martock Somerset TA12 6JL
- 24/00154/DOC1  
Discharge of Condition No 7 (Details - Stonework Walls) of planning application 22/01118/LBC  
Knuston Lodge Church Street Martock Somerset TA12 6JL
- 24/00225/TCA  
Notification of intent to carry out Tree Surgery Works to No. 5 Trees and Fell No. 1 Tree within a  
Conservation Area.  
19 East Street Martock Somerset TA12 6NF
- 24/00242/DOC1  
Discharge of Conditions No. 6 (Doors and Windows), No. 8 (Staircase) and No. 9 (Plastering) of  
Planning Application 22/01118/LBC.  
Knuston Lodge Church Street Martock Somerset TA12 6JL

### Planning Applications Decided by Somerset Council since 1<sup>st</sup> January 24

The following planning applications pertinent to Martock were decided by Somerset Council from the 1<sup>st</sup> January 2024 up to the time of writing (7<sup>th</sup> February 2024).

- 24/00154/DOC1  
Discharge of Condition No 7 (Details - Stonework Walls) of planning application 22/01118/LBC.  
Knuston Lodge Church Street Martock Somerset TA12 6JL  
Conditions discharged.
- 23/03061/TCA  
Notification of intent to Fell No. 1 Tree within a Conservation Area.  
Old Coat Inn Highway Road Martock Somerset TA12 6AR  
Application Permitted
- 23/03009/TCA  
Notification of intent to carry out Tree Surgery Works to No. 1 Tree within a Conservation Area.

## Planning Applications Awaiting Decisions

At the time of writing [7<sup>th</sup> February 2024] 24 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):

- 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 30<sup>th</sup> January 2024 the meeting of the Somerset Council Planning Committee – South considered application 21/01035/OUT and voted to approve this application.
- 23/03168/OUT  
Outline application with all matters reserved except access for the erection of 1No. Dwelling  
Land Rear Of Manor House Church Street Martock Somerset TA12 6JL
- 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
- 21/01898/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 John Hole

Cllr Graham MacDonald

Cllr Tony Welsh

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

Three vacancies

Planning & Highways Committee Terms of Reference

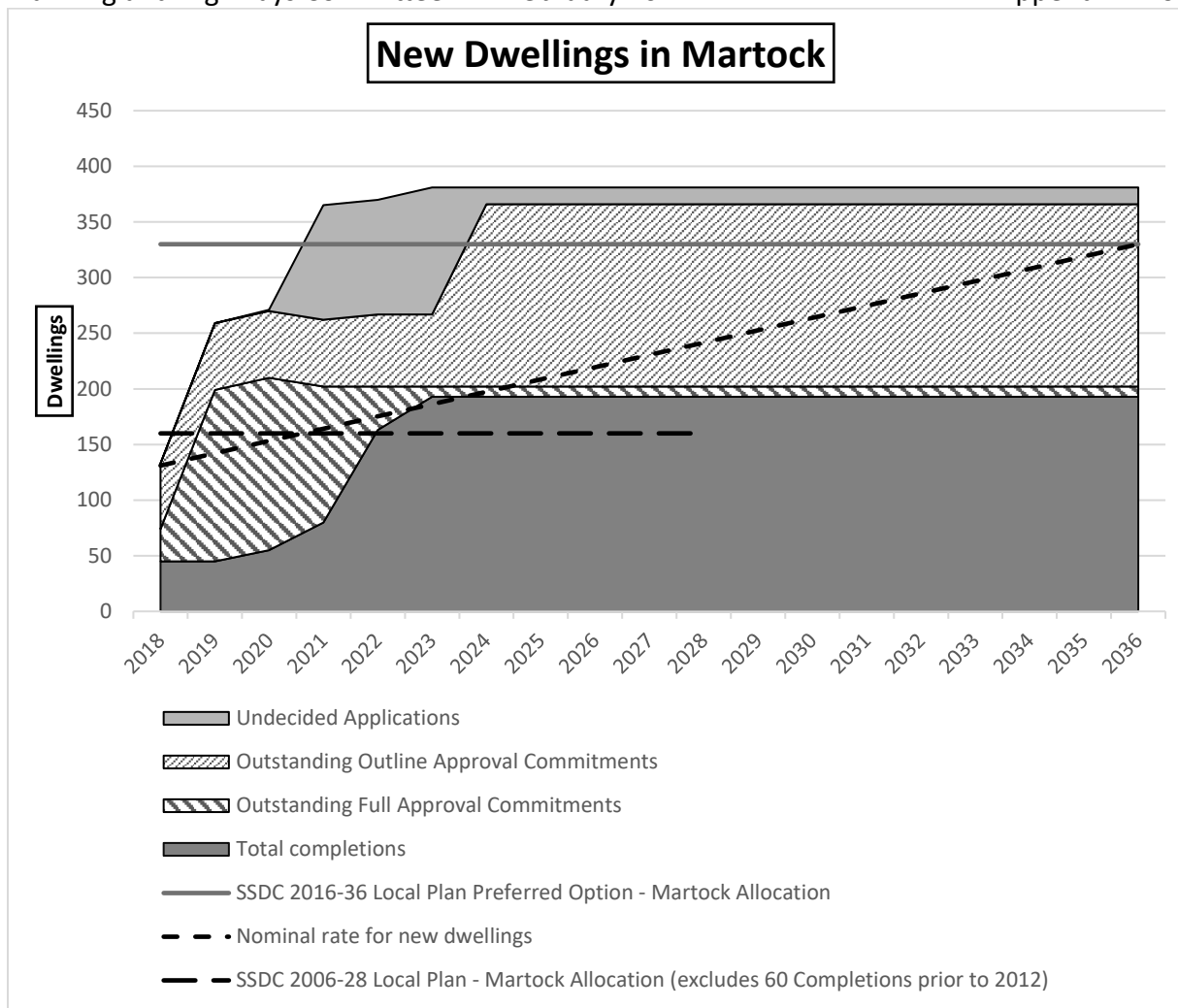
The Planning and Highways Committee Terms of Reference were formally accepted at the meeting of MPC Full Council on 31<sup>st</sup> May 2023.

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 31<sup>st</sup> 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.”

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 3<sup>rd</sup> June 2021 to make the Martock Neighbourhood Development Plan part of the Statutory Development Plan.

The Martock Neighbourhood Plan remains “in-date” until June 2026.

The inaugural meeting of the Neighbourhood Plan was held on 31<sup>st</sup> January 2024 and was attended by 11 members of the workgroup (with apologies from 4 others). Six initial sub-teams were identified, (and sub-team leaders agreed):

- Workgroup Infrastructure (lead Nigel Higginson)
- Heritage (lead Fergus Dowding)
- Environment (lead Deon Warner)
- Traffic Transport & Accessibility (lead John Bailey)
- Community Survey (lead Jackie Swaby)
- Flooding (lead Gordon Swindells)

The next meeting of the Revision Workgroup was provisionally set for 29<sup>th</sup> May 24.

Paul Helyer  
Chair of Martock Parish Council Planning & Highways Committee  
7<sup>th</sup> February 2024