



# MARTOCK PARISH COUNCIL

## PLANNING COMMITTEE

Minutes of the Planning Committee Meeting held on Wednesday 13<sup>th</sup> March 2024 in the Parish Hall, Church Street, Martock commencing at 7:00pm.

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Councillor Members present: Cllrs Paul Helyer (Chair), Graham McDonald, Ash Warne and Tony Welsh.

Non-councillor Members present: Dr Andrew Clegg, Natalie Fortt (Chief Executive), Mr Gordon Swindells.

### **Public participation time**

One member of the public in attendance who spoke in support of saving the tree at agenda item 4d.

### **Item 1. APOLOGIES FOR ABSENCE**

Apologies had been received from Cllr John Hole, Somerset Cllr John Bailey and Somerset Cllr Emily Pearlstone.

### **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 Committee meeting held on 14<sup>th</sup> February 2024 were reviewed.

#### **RESOLVED (unanimously):**

to accept and sign the minutes of the Planning Committee Meeting of 14<sup>th</sup> February 2024.

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

The Committee considered the following planning applications:

a. 24/00383/AGN

Notification of intent to Erect an Agricultural Building for silage storage.

Hills Farm Sewage Works Lane Martock Somerset TA12 6BX

#### **RESOLVED (unanimously):**

To raise no comments regarding application 24/00383/AGN

b. 24/00384/AGN

Notification of intent to Erect an Agricultural Building for protecting fodder from weather damage.

Hills Farm Sewage Works Lane Martock Somerset TA12 6BX

**RESOLVED (unanimously):**

To raise no comments regarding application 24/00384/AGN

c. 24/00385/AGN

Notification of intent to Erect an Agricultural Building to prevent weather damage to winter feed and provide cover for the storage of plant & machinery.

Hills Farm Sewage Works Lane Martock Somerset TA12 6BX

**RESOLVED (unanimously):**

To raise no comments regarding application 24/00385/AGN

d. 24/00403/TPO

Application to fell No. 1 tree a shown by the South Somerset District Council (MART 1) 2012 Tree Preservation Order.

35 Ashfield Park Martock Somerset TA12 6EE

**RESOLVED (unanimously):**

To raise following comments on 24/00403/TPO:

1. MPC notes that there are several similar trees on Ashfield Park which predated the building of the estate and are subject to Tree Preservation Orders. MPC is concerned that granting this application could establish a precedent.
2. Martock Parish Council has no objections to application 24/00403/TPO subject to the conditions that:
  - The Conservation Officer is satisfied that there will be no adverse impact on the Conservation Area
  - The Tree Officer is satisfied that there is need to fell the tree.
  - A more suitable tree is planted as a replacement.

e. 24/00544/DOC1

Discharge of Condition Nos 4 (Surface Water Drainage Scheme), 5 (Sewage Disposal), 7 (Approved Plans) 9 (Measures Only Travel Plan), 11 (Written Scheme of Investigations), 14 (Landfill Gas Risk) and 15 (CMP) of planning application 16/02783/OUT allowed on appeal 3171212

**RESOLVED (unanimously):**

To raise following comments on 24/00544/DOC1

1. MPC is concerned that the drainage and package treatment plant plans may not fully reflect the local topography and may risk exacerbating existing issues within the parish. MPC requests confirmation that the appropriate

- authorities are fully aware of the local issues before confirming that the Conditions 4 and 5 have been adequately discharged
2. MPC have concerns whether the siting of the Package Treatment Plant takes in to consideration the surface water run off through the old railway line drainage system and would like confirmation that this will not adversely impact the properties on the south side of the old railway line.
  3. MPC would also like to seek confirmation that:
    - the on-site Package Treatment Plant has been issued an Environment Agency Permit.
    - Permission has been granted by the Internal Drainage Board for the surface water discharge from the site to the unnamed roadside ditch on the north west side of the proposed site, which flows to Mill Brook, maintained by the IDB.
    - that the outflow of surface water from the site to the unnamed roadside ditch on the north west side of the site is an acceptable level in litres per second.

**Notes:**

Through the discussion, concern was raised over who was responsible for the maintenance of the Trash Screen at the head of the culvert on the unnamed roadside ditch on the north west side of the site, taking in to account that the blockage of the culvert has previously caused flood water to flow down Foldhill Lane, resulting in properties being flooded on East Street.

f. 24/00514/HOU

Demolition of existing conservatory and erection of rear single storey extension.  
22 Moorlands Close Martock Somerset TA12 6HY

**RESOLVED (unanimously):**

that Martock Parish Council has no objections to application 24/00514/HOU

**Item 5. NEIGHBOURHOOD PLAN WORKING GROUP**

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

- Report had been submitted to Full Council Meeting
- Cllrs Paul Helyer & Joy Bailey to serve on Community Plan steering committee
- Full Council agreed to proceed with transfer of domain name and hosting.
- Neighbourhood Plan Task Group to continue under Cllr Helyer's leadership but reporting to Full Council.

**Item 6. CHAIR'S REPORT**

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

**Item 7. DATE OF NEXT MEETING**

The next meeting of the Planning and Highways Committee is scheduled for 10<sup>th</sup> April 2024 at 7.00pm

The Chair thanked Members for their attendance and closed the meeting at 7.43pm.

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**CHAIR:**

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

# Appendix 1

## MPC Planning Committee Report March 2024

### Introduction

This is the Martock Parish Council Planning Committee Report for March 2024. It covers the period from the 1<sup>st</sup> February 2024 up to the time of writing (6<sup>th</sup> March 2024).

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

The following applications were considered at the 14<sup>th</sup> February 2024 meeting of the Planning Committee.

- 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  
MPC Planning & Highways Committee recommendation – Conditional Support.
  - 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  
MPC Planning & Highways Committee recommendation – Refuse.
  - 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  
MPC Planning & Highways Committee recommendation – Noted.
  - 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  
MPC Planning & Highways Committee recommendation – Conditional Support.
  - 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  
MPC Planning & Highways Committee recommendation – Noted.
  - 23/02217/FUL  
Change of use of land and the siting of 72 No self-storage containers
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Plot 22 George Smith Way Lufton Trading Estate Brympton Yeovil Somerset  
MPC Planning & Highways Committee recommendation – Refuse

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

At the time of writing [6<sup>th</sup> March 2024], the following planning applications pertinent to Martock have been validated by Somerset Council and await review by MPC.

- 24/00383/AGN  
Notification of intent to Erect an Agricultural Building for silage storage.  
Hills Farm Sewage Works Lane Martock Somerset TA12 6BX
- 24/00384/AGN  
Notification of intent to Erect an Agricultural Building for protecting fodder from weather damage.  
Hills Farm Sewage Works Lane Martock Somerset TA12 6BX
- 24/00385/AGN  
Notification of intent to Erect an Agricultural Building to prevent weather damage to winter feed and provide cover for the storage of plant & machinery.  
Hills Farm Sewage Works Lane Martock Somerset TA12 6BX
- 24/00403/TPO  
Application to fell No. 1 tree a shown by the South Somerset District Council (MART 1) 2012 Tree Preservation Order.  
35 Ashfield Park Martock Somerset TA12 6EE
- 24/00544/DOC1  
Discharge of Condition Nos 4 (Surface Water Drainage Scheme), 5 (Sewage Disposal), 7 (Approved Plans) 9 (Measures Only Travel Plan), 11 (Written Scheme of Investigations), 14 (Landfill Gas Risk) and 15 (CMP) of planning application 16/02783/OUT allowed on appeal 3171212  
Land Adjacent Triways Foldhill Lane Martock Somerset TA12 6PG
- 24/00514/HOU  
Demolition of existing conservatory and erection of rear single storey extension.  
22 Moorlands Close Martock Somerset TA12 6HY

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

The following planning applications pertinent to Martock were decided by Somerset Council from the 1<sup>st</sup> February 2024 up to the time of writing (6<sup>th</sup> March 2024).

- 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  
Conditions Discharged
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- 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  
Application Permitted.
- 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.
- 23/02342/FUL  
Alteration and improvements works to premises including refurbishment of rear attached building  
13 Church Street Martock Somerset TA12 6JL  
Application Permitted with Conditions
- 23/02343/LBC  
Alteration and improvements works to premises including refurbishment of rear attached building  
13 Church Street Martock Somerset TA12 6JL  
Application Permitted with Conditions

### Planning Applications Awaiting Decisions

At the time of writing [4<sup>th</sup> March 2024] 24 validated planning applications are identified as awaiting a decision.

Of these, the following applications are for new dwellings (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 30th 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
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- 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 Committee

### Planning Committee Members

Membership of the Planning Committee is currently:

Cllr Paul Helyer – Chair of Planning Committee

Cllr John Hole

Cllr Graham MacDonald

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

Cllr Tony Welsh

**Three vacancies**

### Planning Committee Terms of Reference

The Planning 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

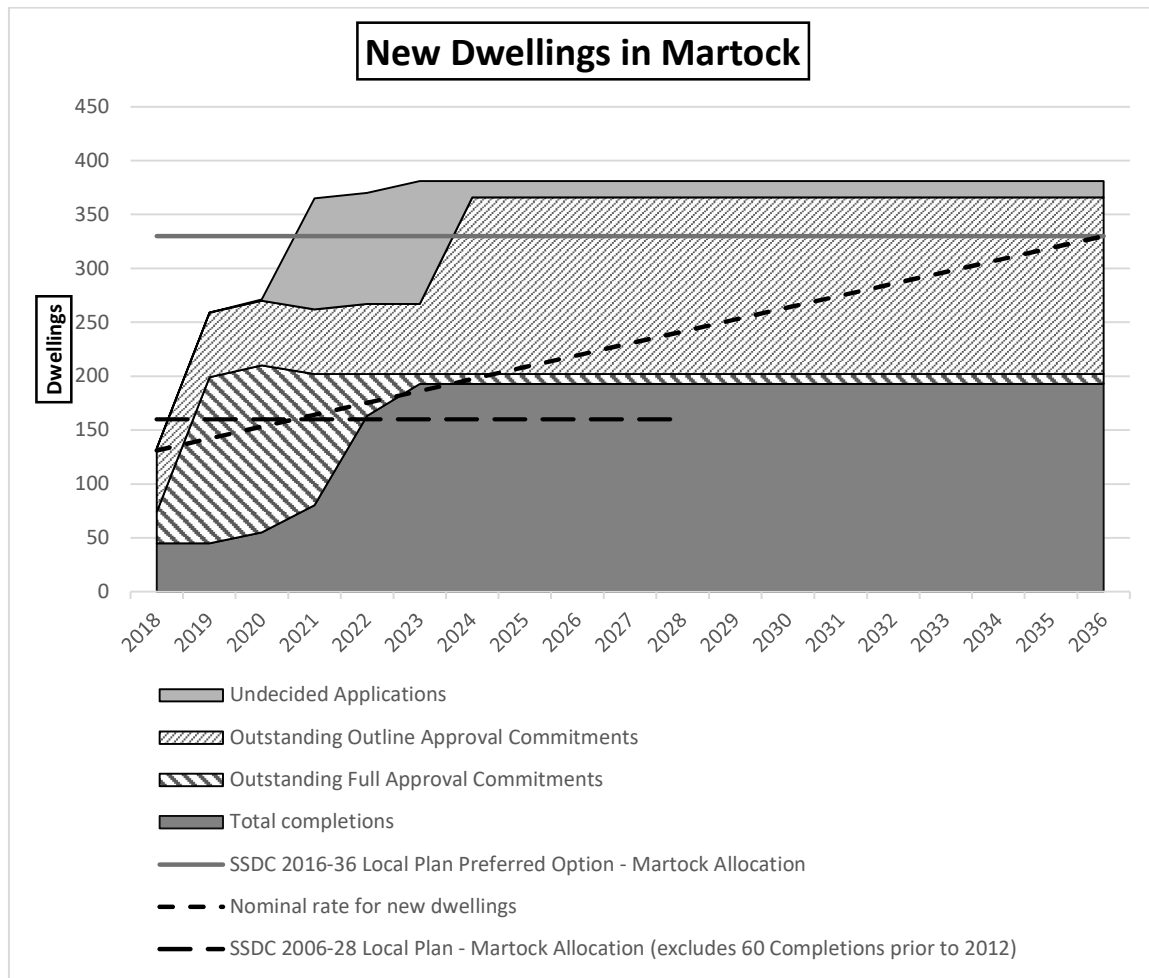
The reorganisation of Somerset County and District Councils into a single Unitary Council effectively put the review of the South Somerset Local Plan on hold. “The current Local Plan

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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.”

### 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 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

6<sup>th</sup> March 2024

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