



# MARTOCK PARISH COUNCIL

## PLANNING COMMITTEE

Minutes of the Planning Committee Meeting held on Wednesday 10<sup>th</sup> April 2024 in the Parish Hall, Church Street, Martock commencing at 7:00pm.

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

Non-councillor Members present: Dr Andrew Clegg

Also present: Natalie Fortt (Chief Executive), Somerset Councillor John Bailey (joined meeting at 19.53).

### **Public participation time**

One member of the public in attendance, the applicant for Planning Applications: 24/00520/FUL and 24/00521/FUL. The applicant spoke in support of these applications at Agenda Items 5a and 5b and answered clarification questions from the Committee.

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

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

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

Cllr Tony Welsh declared an interest in Items 5a and 5b, as an employee of the applicant.

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

The minutes of the Planning Committee meeting held on 13<sup>th</sup> March 2024 were reviewed.

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

To accept and sign the minutes of the Planning Committee Meeting of 13<sup>th</sup> March 2024.

### **Item 4. VICE CHAIR OF THE PLANNING COMMITTEE**

#### **RESOLVED: (By 4 votes to 0 with two abstentions)**

To appoint Cllr Ash Warne as Vice Chair of the Planning Committee.

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## Item 5. PLANNING APPLICATIONS

Cllr Tony Welsh left the meeting.

a. **24/00520/FUL**

Erection of dispatch warehouse

Yandle And Son Ltd Hurst Martock Somerset TA12 6JU

**RESOLVED (unanimously):**

To submit the following comments:

Martock Parish Council recommends support for application 24/00520/FUL in accordance with Neighbourhood Plan Policy No. Mart24.

- This application represents an expansion of an existing business on a brownfield site.
- It is not apparent that there is any adverse impact on either the local character of the site or the residential amenity.
- It is not expected that there would be any significant impact on highway safety or the local transport network.
- Subject to the satisfaction of the conservation officer.
- Recommendation for swift boxes in eaves where possible.

b. **24/00521/FUL**

Erection of new commercial and retail buildings, creation of new car park, extension of existing building with associated landscaping and highways works.

Yandle And Son Ltd Hurst Martock Somerset TA12 6JU

**RESOLVED (unanimously):**

To submit the following comments:

Martock Parish Council strongly recommends support for application 24/00521/FUL in accordance with Neighbourhood Plan Policy No. Mart24.

- This application represents an expansion of an existing business on a brownfield site.
  - It is expected that there would be a positive impact on the local character of the site.
  - It is not apparent that there is any adverse impact on the residential amenity.
  - It is expected that there would be positive impact on highway safety with no significant impact on the local transport network.
  - It is not expected that there would be any adverse impact on the drainage form the site.
  - It is not expected that there will be any adverse impact on the natural environment.
  - Subject to the satisfaction of the conservation officer
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Cllr Tony Welsh rejoined the meeting.

**c. 24/00801/TCA**

Notification of intent to fell No. 3 trees and carry out tree surgery work to No. 9 trees within a Conservation Area.  
Ashfield Lodge Cottage Church Street Martock Somerset TA12 6JL

**RESOLVED (unanimously):**

To submit following comments:

Martock Parish Council recommends refusal of application 24/00801/TCA unless

- the Tree Officer is satisfied of the need to fell the trees.
- the Conservation Officer is satisfied with the impact on the Conservation Area.
- Replacement trees (of suitable indigenous species) are planted nearby.

Martock Parish Council would support work by a qualified tree surgeon to cut back the trees to an extent agreed with the Tree Officer.

**d. 24/00594/TCA**

Notification of intent to carry out tree surgery works to No. 3 trees within a Conservation Area  
Bower House Bower Hinton Martock Somerset TA12 6LG

**RESOLVED (unanimously):**

To raise the following comment:

Martock Parish Council has no objections to application 24/00594/TCA subject to the condition that

- the Conservation Officer is satisfied that there will be no adverse impact on the Conservation Area

**Item 6. TO CONSIDER THE APPEAL IN RESPECT OF APPLICATION 23/01218/S73**

**RESOLVED: (unanimously)**

To not withdraw previous comments submitted in respect of application 23/01218/S73

**RESOLVED: (By 5 votes to 0, with 1 abstention)**

To submit the following additional comments:

- Until recently, an on-site café operated from the site – this was popular and attracted a lot of pedestrian customers walking along Stoke Road. This stretch of Stoke Road is relatively narrow and has no pavement or verge – this is considered a safety concern. Businesses which would attract a lot of foot traffic to the site should be restricted unless a safe route for pedestrian access can be provided.
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- Given that there is no safe pedestrian access to the site, even employees and customers who are resident within Martock are likely to drive to the site – hence the need to maximise the available on-site parking.

**Item 7. NEIGHBOURHOOD PLAN WORKING GROUP**

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

- Awaiting progress on website, electronic filing and community plan steering committee before engaging with nominated leaders of the sub-teams.
- Meeting of Community Plan Steering committee on 12<sup>th</sup> April 20 to agree the terms of reference and create the marketing plan for the survey.
- Next meeting of the task group end May – possibly an item to include within the Annual Parish Meeting.

**Item 8. CHAIR'S REPORT**

The Committee received and noted the April 2024 Chair's Report.

**Item 7. DATE OF NEXT MEETING**

The next meeting of the Planning Committee is scheduled for 8<sup>th</sup> May 2024 at 7.00pm

The Chair thanked Members for their attendance and closed the meeting at 8.01pm.

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**CHAIR:**

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**DATE:**