



# MARTOCK PARISH COUNCIL

## PLANNING COMMITTEE

Minutes of the Planning Committee Meeting held on Wednesday 12<sup>th</sup> June 2024 in the Parish Hall, Church Street, Martock commencing at 7:00pm.

---

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

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

### Public participation time

No members of the public were present.

### Item 1. APOLOGIES FOR ABSENCE

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

### Item 2. DECLARATIONS OF INTEREST

Gordon Swindells advised the meeting that he was a near neighbour to the location for the licence application considered under agenda item 6.  
No other declarations had been received.

### Item 3. MINUTES OF PREVIOUS MEETING

The minutes of the Planning Committee meeting held on 8<sup>th</sup> May 2024 were reviewed.

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

To accept and sign the minutes of the Planning Committee Meeting of 8<sup>th</sup> May 2024.

### Item 4. VICE CHAIR OF PLANNING COMMITTEE

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

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

## Item 5. PLANNING APPLICATIONS

a) **24/00110/HOU**

Erection of an outbuilding (retrospective).  
36 Coat Road Martock Somerset TA12 6EX

**RESOLVED (unanimously):**

To submit the following comments:

**Martock Parish Council has no objections to application 24/00110/HOU.**

b) **24/01068/DOC1**

Discharge of Conditions No. 3 (Materials), No. 4 (Roof Eaves) and No. 5 (Plastering) of Planning Application 23/02343/LBC.  
13 Church Street Martock Somerset TA12 6JL

**RESOLVED (unanimously):**

To submit the following comments:

**Martock Parish Council has no objections to application 24/01068/DOC1.**

c) **24/01188/PAMB**

Prior Approval Notification for the conversion of 3 No. agricultural buildings into 5 No. dwellings.  
Taepper Court Farm Foldhill Lane Martock Somerset TA12 6PQ

**RESOLVED (unanimously):**

To submit following comments:

**Martock Parish Council recommends support for application 24/01188/PAMB subject to the following conditions:**

- A sight survey is conducted to confirm the suitability of the visibility splays.
- there is provision for safe, all weather pedestrian access noting the location is a mile from the village, and on an unlit derestricted road.
- There is a suitable drainage strategy which includes the method of dealing with surface water and sewage disposal.

**Notes:**

Chief Executive to contact Somerset Council to seek clarification on the role of the Parish Council in this type of application.

d) **24/00785/P3MA**

Prior approval for proposed Change of use from Commercial, Business and Service use (Class E) to dwellinghouse (Class C3) for 1 No. dwelling, Public House to dwelling.

The Nags Head East Street Martock Somerset TA12 6NF

**RESOLVED (By 4 votes for and 1 against):**

To raise the following comments:

Martock Parish Council supports application 24/00785/P3MA

e) **24/01271/TPO**

Application of intent to fell No 1 Tree as shown within the South Somerset District Council (MART 1) 2005 Tree Preservation Order.  
14 Church Close Martock Somerset TA12 6DS

**RESOLVED (unanimously):**

To raise the following comment:

Martock Parish Council recommends refusal of application 24/01271/TPO for the following reason:

- The tree shows no visible signs of ash die back and appears to be a healthy tree.
- There is no proposal for a suitable replacement tree.

f) **24/01284/TPO**

Application of intent to fell No 1 Tree as shown within the South Somerset District Council (MART 1) 2006 Tree Preservation Order.  
15 Ashfield Park Martock Somerset TA12 6EE

**RESOLVED (By 4 votes for and 1 against):**

To raise the following comment:

Martock Parish Council recommends refusal of application 24/01284/TPO for the following reason:

- The tree is healthy.
- The tree is a prominent and notable feature of Ashfield Park and the setting for Ashfield House a Grade II listed building.
- There is no proposal for a suitable replacement tree.

**Item 6. TO CONSIDER AN APPLICATION FOR A PREMISES LICENCE**

A discussion took place regarding the application for the grant of a premises licence for Olive Bar and Kitchen at the Martock Workspace.

**RESOLVED: (unanimously):**

To raise the following comment:

Martock Parish Council requests Martock Ward Councillors to recommend refusal of a licence for the sale by retail of alcohol for consumption on the Olive Bar and Kitchen, Martock Workspace, Stoke Road premises for the following reasons:

- The site is intended as a business workspace – not a recreational area.

- There is no safe, all weather pedestrian access to the site.
- The site is currently closed in the evening at the weekend.

**Item 7. FOLDHILL LANE DEVELOPMENT STREET NAME PROPOSAL**

**RESOLVED: (By 4 votes to 0 with 1 abstention):**

To submit the following naming suggestions:

1. Triways Close.
2. Alternatively, if that name is not considered appropriate by the Street Naming Department, a name that reflects the Railway as an acknowledgement of the railway cuttings that form part of the bottom of the site.

**Item 8. NEIGHBOURHOOD PLAN WORKING GROUP**

The chair provided a verbal report on the status of the revisions to the Neighbourhood Plan.

A meeting was held 29th May. The SharePoint digital filing area has been established and the Community Plan Steering Committee are progressing well towards the online survey which will be available during the first 3 weeks of September. The Heritage team has established no one has a copy of the Coat Conservation Area documentation but a member of the group is going to search their house deeds in case it has been included with those.

Jo Wilkins, Somerset Council's Strategic Planning Specialist, will be attending a future meeting with the Neighbourhood Plan Task Group with a view to understanding how we can work together to align the Neighbourhood Plan and Local Plan.

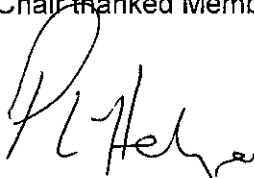
**Item 7. CHAIR'S REPORT**

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

**Item 8. DATE OF NEXT MEETING**

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

The Chair thanked Members for their attendance and closed the meeting at 8pm.

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

10<sup>th</sup> July 2024  
 \_\_\_\_\_  
 DATE: