



MARTOCK PARISH COUNCIL

PLANNING COMMITTEE

Minutes of the Planning Committee Meeting held on Wednesday 8th May 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

Also present: Natalie Fortt (Chief Executive) and Councillor Michael Hall

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, Gordon Swindells and Somerset Cllrs John Bailey and Emily Pearlstone.

Item 2. DECLARATIONS OF INTEREST

Andrew Clegg notified the meeting that he is a neighbour of the applicant for Agenda Item 4b, but has no pecuniary interests.

Item 3. MINUTES OF PREVIOUS MEETING

The minutes of the Planning Committee meeting held on 10th April 2024 were reviewed.

RESOLVED (unanimously):

To accept and sign the minutes of the Planning Committee Meeting of 10th April 2024.

Item 4. PLANNING APPLICATIONS

a) 24/00742/S19

S19 Application to vary Condition 02 (Details of Windows, Eaves, Rainwater Goods, Lintels, Stonework, Window Openers, Design and Colour of Garage Doors) of planning approval 05/03421/LBC (Extension and alterations comprising kitchen, hall, utility and garage)

Careys Mill Cottage Parrett Works Martock Somerset TA12 6AE

RESOLVED (unanimously):

To submit the following comments:

It is noted that Condition 02 has effectively been breached since the work has been completed without the details being approved by the Local Planning Authority. However, Martock Parish Council has no objections to application 24/00742/S19 subject to the condition that:

the Conservation Officer is satisfied the intent of the condition 02 has been adequately addressed without an adverse impact on the listed building.

b) **24/00876/HOU**

Proposed single storey extension to west elevation
The Bungalow Barton Close Martock Somerset TA12 6LX

RESOLVED (unanimously):

To submit the following comments:

Martock Parish Council has no objections to application 24/00876/HOU subject to the conditions that:

The Conservation Officer is satisfied there is no adverse impact on the Conservation Area

c) **24/00865/LBC**

Alteration and addition to internal partitions (Partially Retrospective)
Ashfield House, Flat 3 Ashfield Park Martock Somerset TA12 6EE

RESOLVED (unanimously):

To submit following comments:

Martock Parish Council has no objections to application 24/00865/LBC subject to the conditions that

- The plastic soil pipe is replaced with a cast iron soil pipe which is compliant with building regulations and of similar appearance to the existing soil pipes;
- the Conservation Officer is satisfied with the impact on the listed building.

d) **24/00987/DOC1**

Discharge of Conditions No. 2 (Materials) and No. 5 (EVCPs) of Planning Application 20/01678/REM.

Land Adjacent Triways Foldhill Lane Martock Somerset TA12 6PG.

RESOLVED (unanimously):

1) To raise the following comments:

Martock Parish Council recommends refusal of application 24/00987/DOC1 for the following reason:

The plans fail to show any EVCPs provided for property no. 20.

It is noted that work has commenced on the site prior to receiving approval for application 24/00987/DOC1 or application 24/00544/DOC1 in contravention of various appeal conditions –specifically appeal conditions 4, 7 & 9.

2) A letter will be written to Somerset Planning raising concerns regarding the pavement and drainage plans.

e) **24/00738/HOU & 24/00739/LBC**

Solar panels to be installed on an outbuilding
Hurst Barton Hurst Martock Somerset TA12 6JU

RESOLVED (unanimously):

To raise the following comment:

Martock Parish Council has no objections to applications 24/00738/HOU & 24/00739/LBC subject to the conditions that

- all solar panels within the conservation area must be of an unobtrusive nature and in keeping with the special status of a conservation area.
- the Conservation Officer is satisfied with the impact on the listed building and the conservation area.

f) **24/00514/HOU**

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

RESOLVED (unanimously):

To raise the following comment:

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

- there is a satisfactory and mutually agreeable resolution of the issue respecting the boundary with property 21.

Item 5. TO CONSIDER WHETHER TO REPORT A PLANNING BREACH

RESOLVED: (unanimously):

- 1) That the Planning Committee consider there has been a significant breach of planning regulations in the removal of the Hedge without prior notification and during the bird nesting season.
- 2) Chief executive to write to Somerset Planning reporting breach.

Item 6. NEIGHBOURHOOD PLAN WORKING GROUP

CLlr Helyer provided a verbal update regarding the Neighbourhood Plan Revision Working Group:

- Meeting of Community Plan Steering committee on 12th April 2024 agreed the draft terms of reference and created a marketing plan for the survey.
- Awaiting progress on electronic filing before progressing with sub-teams.
- Next meeting of the task group 29th May 2024.

Item 7. CHAIR'S REPORT

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

The Chair added that work seems to have commenced at the site of the Triways development of 24 dwellings 20/01678/REM / 16/02783/OUT despite the discharge of conditions 4, and 5 (24/00544/DOC1) still being recorded as "Awaiting Decision" and the drainage board objecting.

It is noted that the proposed layout depicting a pavement along Foldhill Lane appears to be in conflict with the retention of the hedge and will clearly impact the drainage.

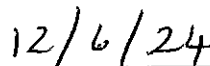
Item 8. DATE OF NEXT MEETING

The next meeting of the Planning Committee is scheduled for 12th June 2024 at 7.00pm

The Chair thanked Members for their attendance and closed the meeting at 8.14pm.



CHAIR:



DATE: