



MARTOCK PARISH COUNCIL

PLANNING COMMITTEE

Minutes of the Planning Committee Meeting held on Wednesday 11th September 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

Public participation time

2 members of the public were present.

Item 1. APOLOGIES FOR ABSENCE

Apologies had been received from: Cllr. John Hole and Somerset Cllr. John Bailey.

RESOLVED (unanimously):

To accept the received apologies.

Item 2. DECLARATIONS OF INTEREST

None.

Item 3. MINUTES OF PREVIOUS MEETING

The minutes of the Planning Committee meeting held on 14th August 2024 were reviewed.

RESOLVED (unanimously):

To accept and sign the minutes of the Planning Committee Meeting of 14th August 2024 subject to an amendment to Item 4a) as the last sentence of 2nd paragraph should read:

“The Chair advised that the matters raised **were** issues which the Planning Committee could **not** legitimately comment on but seemed to be building regulation issues.”

Item 4. PLANNING APPLICATIONS

a) 24/01913/LBC

Discussion took place around the safety issues as the site is on a very busy junction.

Standing Orders were suspended at 7.19pm in order for the Chair to ask the Parishioners present if they wanted to speak on the item. No comments were made so Standing Orders were immediately resumed.

RESOLVED (Unanimously):

To submit the following comments:

The Parish Council has a concern regarding the safety of parking at the location.

Therefore, Martock Parish Council recommends no objections to application 24/01913/LBC subject to:

- Acceptance of the change of use application 24/01775/FUL
- Confirmation from the highways agency that this is considered to be safe location for parking for a take-away,
- the agreement of the Conservation Officer

b) 24/01775/FUL

RESOLVED (By 4 votes for and 1 against):

To submit the following comments:

Martock Parish Council notes concerns that:

- the change of use to a take-away will exacerbate existing safety issues with parking at the location.
- There are already a number of hot food and take-away outlets within close proximity.

Martock Parish Council recommends no objections to application 24/01775/FUL subject to:

- Confirmation from the highways agency that this is considered to be safe location for parking for a take-away,
- the agreement of the Conservation Officer

c) 24/02034/AGN

RESOLVED (unanimously):

To submit the following comments:

Martock Parish Council recommends no objections to application 24/02034/AGN subject to:

- A suitable alternative route for path Y16-34 being maintained.
- the agreement of the Rights of Way Officer

d) 24/02061/TCA

RESOLVED (unanimously):

To submit the following comments:

Martock Parish Council recommends no objections to application 24/02061/TCA subject to:

- Planting and maintaining a suitable alternative tree.
- the agreement of the Tree Officer
- the agreement of the Conservation Officer

Item 5. REVIEW OF COAT GROVE DEVELOPMENT CONDITIONS – HILLS LANE ISSUES

The developers of Coat Grove have completed the resurfacing of a section of Hills Lane (Path Y16-31) between Burrow Hill View and the existing connection from Hills Lane to Beech Road.

This was a requirement from Condition 20 of the Planning Application Approval.

There is now a good quality, lit, all weather pedestrian route from the Coat Grove development through to the Primary School and the village centre.

However, the newly resurfaces section of Hills Lane is substantially higher than the existing parts of the lane it connects to. This has been dealt with by a ramp of compressed gravel which doesn't look robust enough to survive rain and tractor crossings. There is a risk that this will exacerbate existing drainage issues on Hills Lane and render the lane impassable at times.

The farmer has raised significant complaints about the impact of the work on his land. There are also concerns raised from Coat Grove residents about the failure to provide any barriers to restrict vehicle access physically.

Somerset Council Officers and Councillors are looking in to the issues.

RESOLVED (unanimously):

To note the issues and monitor the situation.

Item 6. PREMIER STORES SCAN AND DROP OFF FACILITY

It has been noted that a Scan Tap & Go facility has been erected at the front of the Premier Stores on North Street and that this could represent a breach of planning regulations for a listed building in the conservation area.

RESOLVED (unanimously):

To notify Somerset Council of the planning breach.

Item 7. CHAIR'S REPORT

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

Item 8. DATE OF NEXT MEETING

The next meeting of the Planning Committee is provisionally scheduled for 9th October 2024 at 7.00pm

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

CHAIR:

DATE: