

Martock Neighbourhood Plan

Minutes of Steering group meeting Monday 6 November 2017

In attendance: Andrew Clegg , Kathryn Pearce, Neil Bloomfield (Chair), Paul Weston, Fergus Dowding, Paul Harding, Deon Warner, Gordon Swindells, Shelley Saltman, Edward de Broe-Ferguson, Patrick Palmer, Hannah Spens-Black and Peter Sens-Black.

84. Minutes of previous meeting and matters arising

84.1. The minutes of last month's meeting were considered, a comment was made about the oak trees which are not on Foldhill Lane but at the Long Orchard site; the minutes were adopted.

84.2. Status of agreed actions from Action List

82/17	Report on what is to happen next provided by PW
81/17	Written report on drop in session prepared by PW with input from EdB-F
80.1.6/17	Discuss need for Tree Preservation Order with Martock PC B.O.S committee chair still to be done.
67/17	Evidence now obtained of village mobility issues.
66/17	Farmers market on conservation area – report to be put on website
29/17	Village Design Statement to be made into document is ongoing; a pro forma is now available. A consultation is needed and a task group will need to be formed to do this and make a report before the first draft of the main plan so it becomes a supporting document. FD will organise task group with HS-B and PS-B to help. Report to be scrutinised by N/P steering group. A well-advertised consultation and open event with property owners is also needed.
23.3/17	Approach Louise Treacher re grants available: contact made, grant should be available shortly.
15.1/17	Examine conservation area by ad hoc committee. Ongoing. FD to email to AC, and AC to send to all for comments.

85. Village Design Statement: a pro forma is now available.

- 85.1. A consultation is needed with landowners and,
- 85.2. a task group will need to be formed to do this and,
- 85.3. to make a report before the first draft of the main plan so it becomes a supporting document. FD will organise task group with HS-B and PS-B to help.
- 85.4. Report to be scrutinised by N/P steering group.
- 85.5. A well-advertised consultation and open event with property owners is also needed.

86. Issues of relevance from planning committee:

- 86.1. Long Orchard site extension – appeal has rejected on ecology grounds and this decision applies to the application for 10 bungalows also. An ecology report cannot now be submitted to SSDC until April 2018.
- 86.2. Sparrow Works site – demolition of large warehouse proposed, and new smaller workshops to be built. Plans approved, but with the old roof slope. Owner must now develop the old Sparrow Works site to fund this project, and their original plans have been turned down on sustainability grounds.
- 86.3. Lyndhurst Grove – planning permission has NOT lapsed. A request to vary the s. 106 conditions appeal has been lodged.

87. Local Plan Consultation – AC attended one of the sessions. Martock PC must give a response to this. The deadline is 11/1/2018. The related documents are online. SSDC wants to move development to the larger small villages, and also to build a new town but this is too costly without government intervention. The South West devolution idea includes a proposal for massive housing development.
88. Aims and Objectives (A & O) Consultation Report by PW
 - 88.1. All the steering group have seen and read the document.
 - 88.2. PW has interpreted the comments made at the open event on 14 October and incorporated these into the revised A & O report.
 - 88.2.1. We might establish the limits of development in one of 4 ways, by:
 - 88.2.1.1. Sites
 - 88.2.1.2. Boundaries
 - 88.2.1.3. Numbers
 - 88.2.1.4. Types
 - 88.3. At Appendix A the question of whether the maintenance of Martock as a village should be stated more explicitly.
 - 88.4. Should there be a policy relating to the proportion of market to social housing? An up to date housing needs survey would be needed for this to be done.
 - 88.5. The objectives can be changed but should be broad. Three changes are to be made by PW now as agreed in this meeting, namely:
 - 88.5.1. To emphasis the rurality of Martock,
 - 88.5.2. To clarify what is meant by affordability
 - 88.5.3. And that new infrastructure would be phased.
 - 88.6. AC needs more time to digest the A & O, and it was agreed that he might ask the group to agree further amendments. AC will circulate all. PW will amend the report as in 88.5 in one week, if no comments from AC.
89. Policy Document presented. This will be discussed in detail at the next meeting on 4th December. All members are to read the draft policy gists in detail. PW gave an overview of what members need to do.
90. Any Other Business:
 - 90.1. DW commented that the work has started on the bungalows behind 18 East Street. The front wall has been taken down but PP has been given for this, conditional on its rebuilding.
 - 90.2. There is asbestos on site, but this is a health and safety issue, not a planning issue.
91. Next Meeting Monday 4 December at 5.00 pm.