

Newsletter. March 2018

Dear Everyone

Notes for this month

Conservation Area Revision

The process to review the Conservation Area started in January. The area is decided by the Conservation Officers of South Somerset District Council. They take note of our views. We fed back information to them after they made their first proposal in January. Many of you commented on this either by email or at the Farmers' Market.

Their revised proposals have been received and they are on the Neighbourhood Plan website at <http://www.martockplan.org.uk/Environment/CARRevision2Maps.pdf>. The changes are all numbered on an introductory page to the maps.

Send comments to info@martockplan.org.uk or (and) come and see us tomorrow at the Farmer's market where we will display the maps and be talking about them.

Revision of the National Planning Policy Framework (NPPF)

In the news this week. The NPPF has been revised and the revision has been issued as a consultation document. Much of the change is technical but there is much in it for us once we get the Neighbourhood Plan up and running. The key issue for us is that once this happens, the 'second tier' policies such as where new houses are built and what they should (and should not) look like will be (or should be) decided by us in the village rather than by SSDC. We will not be able to influence 'strategic policies' however, like how many new houses are to be built here each year (currently about 12)

The proof is in the eating however. The ultimate decision on any planning application is still with SSDC.

Planning applications this month

Brooks Garage (17/03796/FUL) . The architect of the Brookes Garage replacement has submitted a new proposal. It was not significantly different from the old one and so the response of the Parish remained the same. It was welcomed in principle but they were unhappy with some of the details such as the lack of adequate off-road parking and insufficient details on the materials and the design of the side facing the road. It is in the Conservation Area.

Extension to the New Long Orchard Way Estate (17/03874/OUT). A new proposal was made that took account of the badger sett on this site. The existence of this sett was overlooked in the first application which was turned down on appeal pending a legal solution to the issue. The sett will be legally moved under the guidance of Natural England and a badger corridor left between the plot and the back of the Hurst gardens. This was accepted by the SSDC area planning committee but there was still much concern about the possibility of flooding. The final decision by SSDC was postponed to a special meeting March 20th.

Finding out more about a planning application is simple. Go to the website <https://>

www.southsomerset.gov.uk/planning-and-building-control/view-a-planning-application-online/ and type in the application number. There are tabs there to see all the details and one to make a comment

Where should we build (and not build) our quota of new houses?

The revised NPPF suggest that we could possibly strengthen our neighbourhood plan by indicating priority sites for development. In deciding this we need to avoid sites that will flood and also sites that are in important landscapes which people enjoy. We will be looking further at this tomorrow at the Farmers' market.

Hope to see you there.

Andrew