

Meeting of the Planning Committee held on 26th September 2012 in the Council Chamber at Glastonbury Town Hall at 7pm

PRESENT: Councillors: Black, Forster and Tucker

IN ATTENDANCE: Councillor Brunsdon
Lisa Williams (Admin Assistant)

APOLOGIES: Councillors Cousins (present for site meeting), Henderson, Michell, Shepherd

PUBLIC PARTICIPATION: Site visit to land in front of Old Wells Road with Malcolm Higgins. Mr Malcolm Higgins spoke on the subject of Localism. Mr M Watts wanted to understand the reasons for the refusal of his application 2012/1399.

22. DECLARATIONS OF INTEREST: Councillor Forster declared an interest in application 2012/2069.

23. MINUTES

The minutes of the meeting of the Planning Committee held on 28th August 2012, copies of which had been previously circulated to members, were taken as read and signed by the Chairman as a correct record.

24. Councillor Forster gave feed back regarding the event he attended about Neighbourhood Planning.

25. CORRESPONDENCE

The following correspondence received from Mendip District Council since the last meeting was considered and noted.

Planning Permission Granted

- a) 2012/1468 – Tom Roche – Approval of details reserved by conditions 6 (landscaping) and 11 (drainage) on planning permission 2011/2633 – Land adjacent to Street Road, Morlands Enterprise Park
- b) 2012/1052 – Mr & Mrs Grocock – Conversion of existing office unit into residential accommodation and alteration to front elevation to remove large window and replace with smaller one – 38 Magdalene Street
- c) 2012/1556 – Mr David Hulford – Non - material Amendment to Planning Permission 116335/005 to include additional windows to plots 18, 22 and 28 and an additional door to the garage of plot 22 – A39 Glastonbury
- d) 2012/1742 – Mr Bernie Chant – Variation of condition 2 (relating to external walling & roofing materials) of planning permission 2011/2342 to allow the use of render for the retaining walls in lieu of the approved reconstituted stone (retaining reconstituted stone to garage and piers as indicated) – 6 Rowley Road
- e) 2012/1781 – Mrs Lorraine Ashman – Removal of existing garage and erection of side extension and new detached double garage – 7 Bath Close
- f) 2012/2002 – Dr Tom Roche – Approval of details reserved by conditions 5 (schedule and sample of materials), 9 (windows and doors) and 16 (remediation of ground conditions) on planning permission 2011/2633 (hotel and family pub/restaurant with associated development) – Land adjacent to Street Road, Morlands Enterprise Park

- g) 2012/1507 – Mrs L Lambert – Conversion of existing flat roof extension and erection of new flat roof extension to provide annexe accommodation – 5 Windmill Road
- h) 2012/1176 – Mr B Lawford – Conversion of property from shop with stores to a single 2 bedroom flat, including removal of shop front and replacement with a window and partial demolition of single storey rear projections – 28 Benedict Street
- i) 2012/1154 – Mr J Hext – Erection of garden room to rear elevation – 2 The Cloisters
- j) 2012/1199 – Citroen UK – Proposed new signage scheme – Avalon Motor Co Ltd – Avalon Trading Estate, Wells Road
- k) 2012/0749 – Mr & Mrs P Burtwell – Erection of dwelling, garage and access – 24 Ferryman Road
- l) 2012/1523 – Cubex – Erection of commercial building for Use Class B8 (Storage & Distribution) with ancillary trade counter and associated parking – Morlands Enterprise Park
- m) 2012/1525 – Cubex – Erection of a commercial unit (Use Class B8) and associated car parking – Street Road, Morlands Enterprise Park
- n) 2012/1542 – Tesco Stores Ltd – Erection of signage for new Tesco store which includes car park directional signage, tablet signs, window vinyls, gantry signs and building signage – Tesco Stores Limited, Former Avalon Plastics Site, Beckery new Road

Planning Permission Refused

- o) 2012/1399 – M & P Watts & Son – Proposed agricultural workers dwelling – Land at Chasey's Drove

Letters Received

- p) Letter from Malcolm Higgins (enclosed)
- q) Letter from Jennifer Kitson at Savills (enclosed)

26. PLANNING APPLICATIONS

The following planning applications were received since the last meeting and it was **RESOLVED** to forward the following comments to the District Council.

- a) 2012/1982 – Mr Michael Meehan – Proposed home office and workshop in garden - 1 Orchard Terrace – Householder Planning Permission

The committee was unable to make a recommendation as the plans provided were unclear and only really detailed the elevations. The committee would not like to see a precedent set for the formation of a terrace of annexe houses in the gardens of Orchard Terrace. Narrow lane and poor access.

- b) 2012/2072 – Mr G Burrows – Proposed two storey side and single storey rear extensions – 4 Baily Close – Householder Planning Permission

Recommend Approval

Councillor Forster took no part in the discussion or decision of the following application

- c) 2012/2069 – Mr Trevor Tredgett - Insertion of window in east elevation, replacement window in north elevation (internal courtyard) and removal of pitched roof over part first floor to provide a new flat roof with roof lantern – Millfield Senior School, Bove Town – Listed Building Consent

Recommend Approval

- d) 2012/2027 – Harlequin Group Innovation Centre – Erection of a telecommunications cabinet – Old Wells Road, Opp 104 Bove Town – Telecommunications Development

Recommend Refusal

Additional Comment: The committee is unhappy that the Town Council has not been consulted sufficiently as to the location of these cabinets.

The situation is within the highly sensitive Conservation Area. The Town Council has gone to considerable time, effort and expense to preserve the Conservation Area with an Article 4 direction and the siting of these telecommunications cabinets seems be contrary to this. The committee feels that with local consultation the cabinets could be sited less prominently.

- e) 2012/1986 – Williams Osbourne The Harlequin Group – Erection of a telecommunications cabinet – Fishers Hill, Opp Tor Leaze, Fishers Hill – Telecommunications Development

Recommend Refusal

Additional Comment: The committee is unhappy that the Town Council has not been consulted sufficiently as to the location of these cabinets.

The situation is within the highly sensitive Conservation Area. The Town Council has gone to considerable time, effort and expense to preserve the Conservation Area with an Article 4 direction and the siting of these telecommunications cabinets seems be contrary to this. The committee feels that with local consultation the cabinets could be sited less prominently.

- f) 2012/1573 – Mr Denis Leahy – Application for a lawful development certificate for an existing use or operation for the erection of a conservatory – 10 Porch Close – Lawful Development Certificate – Existing Use/Development

Recommend Approval

- g) 2012/2023 – Mr G Slocombe – Outline application for the demolition of the existing bungalow and garage and erection of replacement dwelling and garage – Little Acre, Edgarley – Outline Planning Permission (some matters reserved)

Recommend Approval

- h) 2012/2042 – Mr K Waterman C/O Agent – Demolition of existing garages (to facilitate the implementation of planning permission 2012/1430)- Garages, St John’s Square – Conservation Area Consent

Recommend Approval

- i) 2012/2122 – BT PLC – A prior approval application for the installation of 1 x openreach broadband cabinet – Chilkwell Street, S/O Jasmine, Dod Lane – Telecommunications Development

Recommend Refusal

Additional Comment: The committee is unhappy that the Town Council has not been consulted sufficiently as to the location of these cabinets.

The situation is within the highly sensitive Conservation Area. The Town Council has gone to considerable time, effort and expense to preserve the Conservation Area with an Article 4 direction and the siting of these telecommunications cabinets seems be contrary to this. The committee feels that with local consultation the cabinets could be sited less prominently.

- j) 2012/2202 – Williams Osbourne, The Harlequin Group – Prior Approval for the installation of a telecommunications cabinet – Magdalene Street – Telecommunications Development

Recommend Refusal

Additional Comment: The committee is unhappy that the Town Council has not been consulted sufficiently as to the location of these cabinets.

The situation is within the highly sensitive Conservation Area. The Town Council has gone to considerable time, effort and expense to preserve the Conservation Area with an Article 4 direction and the siting of these telecommunications cabinets seems be contrary to this. The committee feels that with local consultation the cabinets could be sited less prominently.

- k) 2012/2158 – Mr & Mrs Anstes – Erection of a new dwelling - May Place, Hamlyn Road – Full Planning Permission – 8 weeks

Recommend Approval

Additional Comment: The committee has no issues with the house plans but has serious concerns over the access on to the Wells Road. This is a heavily used access and the nearby steps are the main walking access for children from the Windmill Hill area to go to and from school. After the meeting Councillor Keery asked to remind the planning officer that it was a planning condition for the original development at May Place that this gate remain closed and could not be used for access to the property.

- l) 2012/2179 – Mr P O Grady - Erection of summer house with decked area – 75 The Roman Way - Householder Planning Permission

Recommend Approval

- m) 2012/1834 – C/O Savills – Demolition of existing non-residential buildings and redevelopment to provide 400 sqm commercial (Class B1) floor space, up to 70 residential dwellings (Class C3) including 30% affordable units, associated landscaping, open space and car parking – Old Furniture Factory, Wells Road – Amended application due to incorrect application type – **Please note this is an Outline application with some matters reserved not all matters reserved** – Old Furniture Factory, Wells Road – Outline Planning Permission – 13 weeks (some matters reserved)

Recommend Refusal

Additional Comment – The committee has concerns over the layout of the houses on the development. As Glastonbury has had issues at the Watts Corner estate with residents objecting to a childrens play area, the committee has concerns that a similar problem will arise here. The obvious area for children to play will be on the green area at the rear of the site behind the private housing. The committee suggests that the recreational space should be clearly identified as available for all residents to use. The area should be sign posted to this use and prospective house buyers fully informed of this. Ward councillors have been informed that currently children at the Watts Corner development are shouted at by other residents when they are playing on the empty green areas. The committee would like to avoid a repetition of the problem at Watts Corner

- n) 2012/2204 – Mr Terry Macey – Alterations and repairs to building including new ground floor window, repairs to windows, removal of redundant pipe, replacement downpipe and insertion of mezzanine floors (associated with change of use of building from Use Class D1 (place of worship) to B1 (clothing design) – Avalon Hall, Silver Street – Listed Building Consent

Recommend Approval

- o) 2012/2203– Mr Terry Macey – Change of use of building from Use Class D1 (place of worship) to B1 (clothing design), including ground floor window, and insertion of mezzanine floors - Avalon Hall, Silver Street – Full Planning Permission – 8 weeks

Recommend Approval

- p) 2012/2143 – Mr C Healey – Proposed felling of a Birch tree in a Conservation Area – 37 Chilkwell Street – TREE – Conservation Area

Recommend that the decision be left to the Tree Officer

Chairman, 30th October 2012