Meeting of the Planning Committee held on 25th April 2017 in the Council Chamber at Glastonbury Town Hall at 7pm

PRESENT: Councillors: Abbott, Cousins, George, Henderson (Chairman) & Tucker

IN ATTENDANCE: Lisa Williams, Administration Assistant

APOLOGIES: Councillor MacDougall

#### **PUBLIC PARTICIPATION - None**

55. DECLARATIONS OF INTEREST – Councillor Tucker declared an interest in application 2017/0940/FUL

### 56. MINUTES

The minutes of the meeting of the Planning Committee held on 21st March 2017, copies of which had been previously circulated to members, were taken as read and signed by the Chairman as a correct record.

### 57. CORRESPONDENCE

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

## **Planning Permission Approved**

- a) 2017/0004/HSE Mrs Sleeckx Retrospective application for the erection of Timber Bin Store and Plant Room Chalice Hill House, Dod Lane
- b) 2017/0005/LBC Mrs Sleeckx Retrospective application for the erection of Timber Bin Store and Plant Room Chalice Hill House, Dod Lane
- c) 2016/1836/FUL Mr B Roper Erection of commercial unit to comprise three B1 offices on the first floor and three B2 general industrial units on the ground floor (amended block plan received 4/1/17, additional drainage info received 8/2/17 and amended elevation plans received 13/3/17) Bartlett Industrial Estate, Godney Road
- d) 2016/2974/APP Mr & Mrs Jon Sawyer Application for approval of details relating to condition 4 (joinery) on planning consent 2016/2251/HSE 2 Avalon Buildings, Northload Street
- e) 2017/0318/TCA Mr Trevor Whetstone Remove row of leylandi trees (intention to erect a panel fence) 6 Chalice Hill Close TPO Not Required (No objection)
- f) 2017/0187/LBC Mr Chris Illidge Repairs and maintenance of an existing property currently vacant 3 High Street
- g) 2017/0184/FUL Mr Chris Illidge New External ATM Machine 3 High Street
- h) 2016/2841/CNT SCC Demolition of existing school buildings and replacement with new integrated pupil referral unit and associated landscaping works Mendip Centre, Beckery New Road
- i) 2017/0185/ADV Mr Chris Illidge 2 No. External Fascia Signs, 1 No. External Hanging Sign, 2 no. External Opening Hours Poster Units and 2 no. Internal Posters 3 High Street
- j) 2017/0186/LBC Mr Chris Illidge New External ATM Machine, 2 no. External Fascia Signs, 1 No. External Hanging Sign, 2 no. External Opening Hours Poster Units and 2 no. Internal Posters – 3 High Street
- k) 2017/0321/APP M P Roach Approval of details for conditions 8 (drainage), 9(archaeological work) and 10 (arboricultural method statement) for application 2016/1971/FUL (erection of 3 dwellings) Land at 71 Chilkwell Street
- 2017/0475/TCA Mrs Sarah Oliver Fell 4 cypress trees in a conservation area Melrose Coursing Batch – TPO Not Required (No Objection)
- m) 2017/0053/APP Stephen Patten Approval of condition 3 (joinery) from application 2016/2122/FUL 57 High Street
- n) 2017/0094/APP Stephen Patten Approval of condition 3 (joinery) from application 2016/2123/LBC 57 High Street
- o) 2017/0533/TCA Mrs Wright 20% reduction by crown thinning of two trees in a conservation area 24 Northload Street TPO Not Required (No Objection)
- p) 2017/0294/LBC Mr Chris Illidge Refurbishment of Ground Floor of Empty Property To Create New Building Society Branch with minor life safety works on first and second floors 3 High Street

### **Planning Permission Refused**

q) 2016/3106/FUL – Ms Alison Keeling – Erection of a new dwelling within the curtilage of No. 52 Bove Town on the site of previous consent 104639/016 – 52 Bove Town

## **Confirmation of Condition Compliance**

r) 2016/3164/CFC – Miss Hannah Keane – Application for confirmation of compliance with conditions 1 to 13 of planning consent 101431/012 (amended reference number) – 22 – 34 Dunstan Road

### 58. 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) 2017/0809/HSE – Mrs Angela Ferguson – Two storey side extension over and behind existing single storey garage – 21 Higher Actis – Householder Application

# Recommend Approval

b) 2017/0667/HSE - Mrs C White – Proposed single storey rear extension and replacement front porch – 2 Lower Actis – Householder Application

## **Recommend Approval**

c) 2017/0717/TCA – Mr Clifford Gould – Remove or heavily prune 10 dead/dying cider apple trees –
Blenheim House, 19 Chilkwell Street – Works/Felling Trees in a CA

### **Recommend Refusal**

Additional Comment – The Committee considers this to be a highly valued heritage orchard. Any trees that cannot be saved by pruning and removal of mistletoe should be replaced by replanting similar trees

d) 2017/0553/FUL – Mr C White – Proposed change of use of agricultural land to residential use, and erection of a two-and-a half storey dwelling with double garage and carport, including associated landscaping – Land Adjacent to Dyehouse Lane – Full Application

## Recommend Refusal

Additional comment – The site is outside of the development zone. The Committee considers the proposed dwelling to be incompatible with the surrounding industrial use.

Councillor Tucker took no part in the decision relating to the following application

e) 2017/0940/FUL – Mr & Mrs J Barker – Proposed Timber Frame Building for Studio/Accommodation – Middlewick Cottage, Wick lane, Wick – Full Application

## **Recommend Approval**

f) 2017/0993/HSE – Mrs Julia Knight – Proposal to increase height of boundary wall and provide railings; and incorporating new gates – The Old Chapel, George Street – Householder Application

## **Recommend Approval**

Additional Comment - The Committee commends this enhancement of the Conservation Area

6. Neighbourhood Plan

The Committee have asked that the Neighbourhood Planning Officer write to the Central Somerset Gazette to outline the participation of focus groups as announced at the Annual Town Meeting.

Local Plan II Development Amendments

The Deputy Clerk to make a formal representation of the following amendments to the Local Plan II development:-

- i) A proposal for a change of use for the Lowerside Allotments as a potential housing site
- ii) Brides Mound has not been designated as a protected green space
- iii) Cinnamon Lane has not been designated as a protected green space
- iv) The Benedict side of the Tor Leisure Field (where the Tennis Courts are) has not been designated as a protected green space
- v) The green space (verge) between the Thorndun Estate and the Wells Road and the grassy triangle between Ashwell Lane the A361 (this clear area is vital for vehicle visibility)
- vi) Alternative employment land has not been allocated.

Chairman,	23 <sup>rd</sup> Mav	2017	