



Town Hall
Magdalene Street
Glastonbury
Somerset
BA6 9EL

GLASTONBURY TOWN COUNCIL

www.glastonbury.gov.uk

NOTICE OF PUBLIC MEETING

11 June 2025

Dear Councillors

R Cook, J Cousins, S Henderson, L MacDougall, P Manning, I Mutch, S Roney-Dougal and M Smyth

All other Councillors – For information

You are summoned to attend a meeting of:

Planning Committee

Time: 7pm

Date: Tuesday 17th June 2025

Venue: Council Chamber, Town Hall

Sarah Hallam
Committee Clerk

Prior to the start of the meeting, public participation will take place.

Members of the public and press are entitled to be at public meetings in accordance with the Public Bodies (Admission to Meetings) Act 1960 amended by the Openness of Local Government Bodies Regulations 2014, unless precluded by resolution of the Council during the proceedings owing to the confidential nature of business to be transacted.

Questions and comments are invited from members of the public immediately prior to public meetings. **The session is limited to 15 minutes and to a maximum of three minutes for each participant.** At the Chairman's discretion the limited time may be extended. Spaces are to be booked through the Clerk in advance of the meeting by email office@glastonbury.gov.uk, telephone **01458 831769** or the Council reception desk in the Information Centre and are allocated on a first come first served basis. No resolution for action can be taken and there will be no discussion. A record of public participation is not required for the minutes, but the subject matter will be noted.

Under the Openness of Local Government Bodies Regulations 2014, any members of the public are allowed to take photographs, film and audio record the proceedings and report on all public meetings including on social media. It is helpful to let the Clerk's office know of any plans to film or record so that any necessary arrangements can be made to provide reasonable facilities to report on meetings. This permission does not extend to private meetings or parts of meetings which are not open to the public.

The Council has a general duty to consider the following in the exercise of any of its functions: Equal opportunities (race, gender, sexual orientation, religious beliefs, marital status and any disability), Crime and Disorder, Health and Safety and Human Rights.



AGENDA

1. Apologies.
2. Declaration of Interest.
3. To approve the minutes of the meeting of the Planning Committee held on 20th May 2025 (copy enclosed).
4. To consider the following correspondence received since the last meeting:

Planning Permission Approved by Somerset Council

- (a) 2025/0538/FUL – Erection of replacement plan, new ASHP area and associated works – Aldi Morlands Enterprise Park, Morland Road, Glastonbury – Ms S Edwards – Full Application.
(Cllr MacDougall proposed, seconded by Cllr Lokabandhu and unanimously agreed to recommend approval of this application).
- (b) 2024/2046/VRC – Approval of details reserved by condition 2 (Plans List) and condition 17 (Vehicular Access) on consent 2021/2466/OTS (Application for Outline Planning Permission with some matters reserved for the erection of up to 90 dwellings along with associated open space and infrastructure with details of access) - Land At 349724 139873, Common Moor Drove, Glastonbury – Variation or Removal of Conditions.
(The Planning Committee did not discuss this application in view of the Town Council owning neighbouring land on 3 sides of the application site. Councillors were informed that they can submit their own individual comments as Glastonbury residents directly to the planning authority if they so wish).
- (c) 2025/0408/FUL – Subdivision of existing dwelling to form two dwellings – Little Acre, Edgarley Road, Edgarley, Glastonbury – Mr & Mrs Neale – Full Application.
(Cllr Lokabandhu proposed, seconded by Cllr Manning and unanimously agreed to recommend approval of this application).
- (d) 2025/0623/HSE - Convert garage to ancillary accommodation with first floor extension above - 3 Chase Close, Glastonbury, BA6 9PT - Mr and Mrs Botez - Householder Application.
(Cllr MacDougall proposed, seconded by Cllr Lokabandhu and unanimously agreed to recommend approval of this application).
- (e) 2024/0415/HSE & 2024/0416/LBC – Proposed rear extension and internal alterations – 2 Chilkwell Street, Glastonbury, BA6 8DB – Mr T Dudderidge – Householder Application & Listed Building Consent.
(Cllr Henderson left the room as he knows the applicant and also didn't vote).
(Cllr Cousins proposed, seconded by Cllr Lokabandhu and unanimously agreed to recommend APPROVAL of this application).



Planning Permission Refused

- (a) 2024/1719/FUL – Remove and replace front door with like for like – Northload Hall, 58 Northload Street, Glastonbury, BA6 9QE – Miss Amelia Adams – Full Application.
(Cllr Cousins proposed, seconded by Cllr Lokabandhu and unanimously agreed to recommend APPROVAL of this application).
- (b) 2024/2117/LBC – Proposed removal and replacement of main entrance front door with like for like. No change of colour, size or material – Northload Hall, 56 Northload Street, Glastonbury, BA6 9QE – Miss Amelia Adams – Listed Building Consent.
(Cllr Cousins proposed, seconded by Cllr MacDougall and unanimously agreed to recommend approval of this application).
- (c) 2024/2207/LBC - Replace one roof purlin on roof, installation of Solar panel, Replace one front bedroom window, Replace one rear bedroom window, Create a shelter in the back garden, rebuild steps to back door – 80 Bove Town, Glastonbury, BA6 8JG – Ms Rebecca Gooch – Listed Building Consent.
(Cllr Cousins proposed, seconded by Cllr MacDougall and unanimously agreed to recommend approval of this application).

Planning Appeal

N/A

Withdrawn

N/A

5. To consider the following planning applications received from Somerset Council since the last meeting:

- (a) 2025/0895/HSE – Proposed two storey extension over existing garage and kitchen – 10 Polden View, Glastonbury, BA6 8DZ – Mr & Mrs White – Householder Application.
- (b) 2025/0896/VRC - Application to vary condition 2 (Drawings) of planning approval 2023/2196/VRC (Variation of condition 2 (Plans List) of permission 2023/0741/HSE (Single storey later living extension & full house eco refurbishment.) Variation also of 2023/1697/NMA.) to include a W/C and utility area – 3 Dod Lane, Glastonbury, BA6 8BZ – Melissa Taylor – Variation or Removal of Conditions.
- (c) 2025/0949/REM - Application for approval of reserved matters following outline approval 2022/1411/OUT for the erection of a single dwelling and associated access. Matters of access/appearance/landscaping/layout/scale to be determined – Land East of 10 Wells Road, Glastonbury – Mr Stillwell – Reserve Matters Application.



- (d) 2025/0976/HSE – Erection of rear single storey extension – 4 Pendragon Park, Glastonbury, BA6 9PQ – Mr & Mrs Squires – Householder Application.
- (e) 2024/2311/FUL – Class E Commercial Unit comprising Light Industrial, Offices, Drink & Food Outlet and recreation (revised scheme) – Mollen Farm, Edgarley Road, Edgarley, Somerset – Hui Tang – Full Application.