



GLASTONBURY TOWN COUNCIL

Minutes of Planning Committee held on 16 th June 2026 at 7.00pm	
Councillors Present	J Cousins, R Cook, S Henderson, Lokabandhu, L MacDougall, P Manning, M Smyth
Apologies	Cllr S Roney-Dougal
Absent	Cllr I Mutch
In Attendance	S Hallam (Committee Clerk)
Public Participation	Inigo, Paul Benedict, Meg Lambert-Shiels, Michael Tyack and Mark O'Sullivan – 2026/0831/FUL

9. Apologies.

Apologies were received from Cllr Roney-Dougal (prior commitment). These apologies was duly **NOTED**.

Cllr Mutch was absent without reason.

10. Public Participation

Various – in relation to Planning Application 2026/0831/FUL – Land North of Silver Street, Glastonbury.

11. Declaration of Interest.

Item 5a - Cllr P Manning knows the applicant. Cllr S Henderson as Applicant is also a member of the Birt

12. To approve the minutes of the meeting of the Planning Committee held on 19th May 2026 (copy enclosed).

The minutes of the meeting held on 19th May 2026 were signed by the Chair as a true record of the meeting.

13. To consider the following correspondence received since the last meeting:

Planning Permission Approved by Somerset Council

N/A

Planning Permission Refused

Initial:

Date:

4

N/A

Planning Appeal

N/A

Withdrawn

N/A

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

- (a) 2026/0919/HSE and 2026/0920/LBC – Reconstruction of boundary wall to listed property following collapse – The Old Vicarage, 17 Lambrook Street, Glastonbury, BA6 8BY – C Allen – Householder Application and Listed Building Consent.
(Cllr Lokabandhu proposed, seconded by Cllr Henderson and agreed (with 1 absention) to recommend APPROVAL of this application).
- (b) 2026/0941/HSE – Replacement single storey rear extension of similar footprint – 2 Norbins Road, Glastonbury, BA6 9JE – Mr S Cox - Householder Application.
(Cllr Cousins proposed, seconded by Cllr Lokabandhu and unanimously agreed to recommend APPROVAL of this application).
- (c) 2026/0807/FUL – Erection of two portal frame storage and display buildings – Glastonbury Reclamation Ltd, Northload Bridge, Glastonbury, BA6 9LE – Mr Michael Dash – Full Application.
(Cllr Cousins proposed, seconded by Cllr Henderson and unanimously agreed to recommend APPROVAL of this application with the caveat that the treeline along the footpath and the trees around the perimeter are retained).
- (d) 2026/1003/HSE – Single-storey rear extension for store and WC with mono-pitch roof, plus parapet to existing extension and partial courtyard enclosure – 64 Northload Street, Glastonbury, BA6 9JR – Mrs Karen Brain – Householder Application.
(Cllr MacDougal proposed, seconded by Cllr Cousins and agreed (with 2 abstentions) to recommend REFUSAL of this application as the plans are very unclear).

- (e) Requested by Cllrs Manning, Smyth, MacDougall, and Henderson, pursuant to Standing Order 7a, to consider reversing the previous motion to recommend approval of 2026/0831/FUL – Erection of 2 x dwellings & conversion of part of existing building to 1 x dwelling – Land North of 21 Silver Street, Glastonbury – Mr S Parsons – Full Application. This is in light of additional information provided by members of the public and potential material considerations not previously taken into account

(Cllr Henderson proposed, seconded by Cllr Smyth that the Committee reverse its original resolution and recommend refusal based on the following material planning considerations. The motion was carried by a majority vote, with four members voting in favour, one against and one abstention.)

1. Overdevelopment,
2. The proposed development will have a negative impact on the amenity of another property through overlooking, overshadowing and loss of privacy,
3. The proposed development is out of character of the neighbourhood,
4. The proposed development will impact on listed buildings or a conservation area
5. The proposed development will have an effect of living conditions of the neighbouring properties,
6. We would ask Somerset Council to consider the “housing needs assessment” of Glastonbury,
7. Look at the evidence of bats/swifts/swallows etc in the development area.

SIGNED:	DATE:
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