



GLASTONBURY TOWN COUNCIL

Minutes of Planning Committee held on 16th July 2024 at 7.00pm	
Councillors Present	R Cook, S Henderson, Lokabandhu (Chair), L MacDougall, P Manning (Deputy Chair), I Mutch, S Roney-Dougal. M Smyth – only for part of the meeting
Apologies	N/A
Absent	Cllr J Cousins
In Attendance	S Hallam (Committee Clerk)
Public Participation	N/A

14. Apologies.

Cllr J Cousins was absent without reason.

15. Declaration of Interest.

None declared.

16. To approve the minutes of the meeting of the Planning Committee held on 18th June 2024 (copy enclosed).

The minutes of the meeting held on 18th June 2024 were signed by the Chair as a true record of the meeting.

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

Planning Permission Approved by MDC/Somerset Council

- (a) 2024/0338/HSE & 2024/0339/LBC – New conservatory to replace existing – Norwood Park Farm, Wick Lane, Wick, Glastonbury – Harrison – Householder Application.
(Cllr Cousins proposed, seconded by Cllr Manning and unanimously agreed to recommend APPROVAL of this application).
- (b) 2024/0798/PCS – Installation of solar panels mounted on the roofs of the sports hall, science block and main block, St Dunstons Community School, Wells Road, Glastonbury, BA6 9BY.
(Prior approval is required and in this instance has been given by Somerset Council).

Initial:

Date:

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- (c) 2023/1440/FUL – Erection of single storey meeting/activity building, installation of accessible footpath, marking out stone footprint of former Chapel, excavation of 3 no. shallow scrapes & associated “wilding” – Land North of Beckery Old Road & Moorland Road, Beckery, Glastonbury – S Roney-Dougal – Full Application.

(Owing to the fact that the applicant is a Town Councillor, the Planning Committee did not discuss this application and wishes to make no comment).

Planning Permission Refused

- (a) 2023/2177/OUT – Application for Outline Planning Permission with all matters reserved for erection of 4. No 1-bed units for rental accommodation – St Edmunds Community Hall Car Park, Chinnock Road, Glastonbury, BA6 8EW – H Bedser – Outline Application.

Cllr Smyth proposed, seconded by Cllr Mutch and agreed (4 for, 1 against and 2 abstentions) to recommend REFUSAL of this application on the following material considerations:-

- The proposed development will have a negative impact on the amenity of another property;
- The proposed development and use are not compatible with existing uses – for example the development is Class C3 and will be built on a site currently used as a car park for a class F2(b) property;
- The development may cause traffic problems due to loss of parking spaces – this reduces the amount of car parking available for the hall – it would appear from the application that parking spaces are for the proposed development;
- The development will have an impact on the viability of St Edmunds Ward Community Hall as it will reduce the amount of bookings due to the loss of car parking spaces;
- The layout and density of the development is inappropriate;
- The type of housing proposed will not satisfy the local housing need identified through Glastonbury Town Councils Housing Needs Assessment.

Planning Appeal

N/A

Withdrawn

N/A

18. To consider the following planning applications received from MDC/Somerset Council since the last meeting:

- (a) 2024/1051/OUT – Application for outline planning permission with some matters reserved for up to 24 dwelling houses with details of access – Land at Pear Tree Farm, Cullen Farm Road, Glastonbury – T & A Land Associates Ltd – Outline Application.
(Cllr Roney-Douglas proposed, seconded by Cllr Smyth and voted by majority decision (4 for / 3 against / 1 abstention) to recommend REFUSAL of this application based on the following material considerations:-
- The development may cause traffic problems such as traffic generation, access or safety problems and will increase the traffic on Old Wells Road, which is a narrow road, where buses are already refusing to run a service down that road.
 - Local infrastructure is not adequate to service the proposed development.
 - The layout and density of the proposed development is inappropriate.
 - The proposal is an inappropriate development within a green belt).
- (b) 2024/1115/HSE – Proposed replacement rear extension and patio – 65 Tor View Avenue, Glastonbury, BA6 8AG – Ms Anina Fox – Householder Application.
(Cllr Henderson proposed, seconded by Cllr Lokabandhu and unanimously agreed to recommend APPROVAL of this application).
- (c) 2024/1048/FUL – Infill single storey rear extension – 14 High Street, Glastonbury, BA6 9DU – Mr Casey Stoddart – Full Application.
(Cllr Mutch proposed, seconded by Cllr Cook and unanimously agreed to recommend APPROVAL of this application).
- (d) 2024/1218/HSE – Two storey side extension and construction of new single garage – 2 Jocelin Road, Glastonbury, BA6 8EN – Mr Clifford – Householder Application.
(Cllr Henderson proposed, seconded by Cllr Cook and unanimously agreed to recommend APPROVAL of this application).

SIGNED:	DATE:
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