



GLASTONBURY TOWN COUNCIL

Minutes of Planning Committee held on 21st April 2026 at 7.00pm	
Councillors Present	R Cook S Henderson, L MacDougall, P Manning, M Smyth
Apologies	Cllr S Roney-Dougal
Absent	Cllrs J Cousins, I Mutch
In Attendance	S Hallam (Committee Clerk)
Public Participation	N/A

63. Apologies.

Apologies were received from Cllr S Roney-Dougal.

64. Declaration of Interest.

Item 5(b) - Cllr P Manning – Director and trustee of the Beckery Island Regeneration Trust

Item 5(b) - Cllr S Henderson – Director and trustee of the Beckery Island Regeneration Trust

Item 5(e) – Cllr P Manning – knows the applicant.

65. To approve the minutes of the meeting of the Planning Committee held on 17th March 2026 (copy enclosed).

The minutes of the meeting held on 17th March 2026 were signed by the Chair as a true record of the meeting.

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

Planning Permission Approved by Somerset Council

N/A

Planning Permission Refused

N/A

Planning Appeal

Withdrawn

N/A

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

- (a) 2026/0404/FUL – Erect a single storey dwelling – Land at 352492 137988 Havyatt, Glastonbury – Mr & Mrs Jeff & Jane Neale – Full Application.

(Cllr Smyth proposed, seconded by Cllr MacDougall and unanimously agreed 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, for example - movement of vehicles within the site, could potentially cause vehicles to reverse onto the highway, causing addition hazard to all road users).

- (b) 2026/0450/FUL – The erection of units for Class E (g) (iii) and/or Class B8 and/or Class B8 with ancillary showroom and/or sui generis uses and Class E (a)/(b) use together with new access arrangements, parking, landscaping and associated works – Land at 348844 138418 Beckery, Glastonbury – Res Land (Glastonbury) 2 Ltd – Full Application.

(Cllr Smyth proposed, seconded by Cllr Henderson and agreed (with 1 abstention) to recommend REFUSAL of this application on the basis of the following material planning considerations:

- Concerns raised by neighbouring residents, including:
 - Use of units and lack of clarity regarding future flexibility
 - Noise impact and questions over the validity of the submitted assessment
 - Deliveries, servicing arrangements, and proposed hours of operation
 - Lighting impact
 - Building height, scale, and impact on light
 - Boundary treatment, screening, and loss of privacy
 - Impact on trees, vegetation, and the residential interface
 - Ecology, including potential effects on protected species and habitats
 - Drainage and flood risk
 - Air quality and pollution).

- (c) 2026/0558/FUL – Change of use from annexe to holiday let – 40 Old Wells Road, Glastonbury, BA6 8EA – Mr Pooley – Full Application.

(Cllr Henderson proposed, seconded by Cllr MacDougall and unanimously agreed to recommend APPROVAL of this application, but would prefer to have permanent residential accommodation for local people because Glastonbury has the highest number of caravans in the country).

- (d) 2026/0565/HSE – Conversion and side extension of outbuilding – Tor Side, Coursing Batch, Glastonbury, BA6 8BH – Ms P Barratt – Householder Application.

Cllr Henderson proposed, seconded by Cllr Cook and unanimously agreed to recommend APPROVAL of this application, but would prefer to have permanent residential accommodation for local people because Glastonbury has the highest number of caravans in the country).

- (e) 2026/0640/FUL – Change of use of annexe to annexe/holiday let – 65 Wells Road, Glastonbury, BA6 9BY – Paula Harding – Full Application.

(Cllr Henderson proposed, seconded by Cllr Cook and unanimously agreed to recommend APPROVAL of this application, but would prefer permanent residential accommodation for local people).

SIGNED:	DATE:
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