



GLASTONBURY
TOWN COUNCIL

Minutes of Planning Committee held on 21 st January 2025 at 7.00pm	
Councillors Present	R Cook, J Cousins, S Henderson, Lokabandhu (Chair), P Manning (Deputy Chair), I Mutch
Apologies	Cllrs L MacDougall, S Roney-Dougal & M Smyth
Absent	
In Attendance	S Hallam (Committee Clerk)
Public Participation	N/A

46. Apologies.

Apologies were received from Cllrs L MacDougall (sickness), M Smyth (prior commitments) and S Roney-Dougal (prior commitments). These apologies was duly **NOTED**.

47. Declaration of Interest.

Item 5(a) – 2024/2286/HSE – Cllr Manning knows applicant.
Item 5(c) - 2025/0023/FUL – Cllr Henderson knows applicant.

48. To approve the minutes of the meeting of the Planning Committee held on 17th December 2024 (copy enclosed).

The minutes of the meeting held on 17th December 2024 were signed by the Chair as a true record of the meeting.

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

Planning Permission Approved by MDC/Somerset Council

(a) 2024/1924/FUL – Decommissioning and Removal of Old Fuel Tanks and Installation of New Underground Fuel Tanks, Replacement of Canopy and Associated Works – Wirral Park Service Station, Wirral Park Road, Glastonbury, BA6 9XE – Shell Oil UK Products Ltd – Full Application.

(Cllr Smyth proposed, seconded by Cllr Cook and unanimously agreed to recommend approval of this application).

(b) 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).

Planning Permission Refused

(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) 2024/2099/FUL – Change of use of agricultural land to residential area to extend the garden and create a parking area – Land East of Dolebury House, Brindham Lane, Wick, Glastonbury – Mr Hayden Wilcox – Full Application.

(Cllr Manning proposed, seconded by Cllr Henderson and unanimously agreed to recommend REFUSAL of this application for the following reasons:-

- this piece of land is part of public open space in the Section 106 Agreement 2013/0903 which should remain a public open space;-
- approval would create a precedent meaning that it would be difficult to object to similar proposals;
- The cumulative impact of the development when considered alongside other development will have an adverse impact on the area.

Planning Appeal

N/A

Withdrawn

N/A

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

(a) 2024/2286/HSE – Erection of an extension to existing outbuilding for use as an annexe – 65 Wells Road, Glastonbury, BA6 9BY – Paula Harding – Householder Application.

(Cllr Cousins proposed, seconded by Cllr Mutch and agreed (with 1 abstention) to recommend approval of this application).

- (b) 2025/0021/HSE – Proposed garage conversion – The Cottage, 26 Wells Road, Glastonbury, BA6 9BS – Mr & Mrs Gourlay – Householder Application.
(Cllr Cousins proposed, seconded by Cllr Mutch and unanimously agreed to recommend approval of this application).
- (c) 2025/0023/FUL – Retrospective planning application for the installation of air conditioning condenser unit – 27 Benedict Street, Glastonbury, BA6 9NE – Mr B Ashmore (The Mitre Pub) – Full Application.
(Cllr Cook proposed, seconded by Cllr Mutch and agreed (with 1 abstention) to recommend approval of this application).

SIGNED:	DATE:
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