



GLASTONBURY TOWN COUNCIL

| Minutes of Planning Committee held on 19th August 2025 at 7.00pm | |
|--|--|
| Councillors Present | R Cook, S Henderson, L MacDougall, P Manning, I Mutch & M Smyth |
| Apologies | Cllrs, J Cousins & S Roney-Dougal |
| Absent | |
| In Attendance | S Hallam (Committee Clerk) |
| Public Participation | Lee Wright – Wright Consult – 2025/1297/FUL Helen Lazenby – Clive Miller Planning – 2025/1278/FUL Jo Morgan-Hughes – Director of Sport Millfield Prep School Dan Thornburn – Headmaster Millfield Prep School |

21. Apologies.

Apologies were received from Cllrs J Cousins (work commitment) and S Roney-Dougal (holiday). These apologies were duly **NOTED**.

22. Public Participation

The list below are the individuals who spoke at the Planning Committee meeting.

Lee Wright – Wright Consult – 2025/1297/FUL
Helen Lazenby – Clive Miller Planning – 2025/1278/FUL
Jo Morgan-Hughes – Director of Sport Millfield Prep School - 2025/1278/FUL
Dan Thornburn – Headmaster Millfield Prep School - 2025/1278/FUL

23. Declaration of Interest.

Item 5(g) – Cllr Henderson – works in the Shop next door to the applicant.

24. To approve the minutes of the meeting of the Planning Committee held on 15^h July 2025 (copy enclosed).

The minutes of the meeting held on 15th July 2025 were signed by the Chair as a true record of the meeting.

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

Planning Permission Approved by Somerset Council

- (a) 2025/0976/HSE – Erection of rear single storey extension – 4 Pendragon Park, Glastonbury, BA6 9PQ – Mr & Mrs Squires – Householder Application.

Initial:

Date:

11

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

- (b) 2024/2018/HSE – Erection of retaining wall of gabion baskets filled with stones – 30 Hexton Road, Glastonbury, BA6 8HL – R Baxter – Householder Application.

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

- (c) 2025/0642/VRC – Variation of condition 2 – Plans List (Compliance) of Planning Consent 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 – Shell Oil UK Products Limited – Variation or Removal of Conditions.

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

- (d) 2025/1054/FUL – Repair & reconstruction of retaining wall – Land at 35064 139120 Bove Town, Somerset – Miss Amelia Adams – Full Application.

(Cllr Henderson proposed, seconded by Cllr Mutch and unanimously agreed to recommend APPROVAL of this application. The Committee would also like the applicant to take the busy road into consideration when planning the works

- (e) 2025/0638/HSE – Replacement of existing conservatory with new conservatory. Construction of new timber deck – 55 Tor View Avenue, Glastonbury, BA6 8AF – O Willimott – Householder Application

(Cllr Lokabandhu proposed, seconded by Cllr MacDougall and unanimously agreed to recommend approval of this application

Planning Permission Refused

N/A

Planning Appeal

- (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).

Withdrawn

- (f) N/A2025/0413/FUL & 2025/0535/LBC - Change of use from dwelling house [Class C (a)] to a mix of commercial (ground floor) [Class E(b)] and dwelling house (ground and first floor) - Internal works including rooflights. Erection of rear extension and replacement outbuilding - 60 High Street, Glastonbury, BA6 9DY - Mrs Poh-Chin Tan – Full Application.

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

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

- (a) 2025/1238/HSE – Proposed drop kerb – 9 Bere Lane, Glastonbury, BA6 8BD – Mr & Mrs Baker – Householder Application.

(Cllr MacDougall proposed, seconded by Cllr Henderson and agreed (with one abstention) to recommend approval of this application, but would ask that once the kerb is dropped, that a permeable driveway is installed rather than tarmac).

- (b) 2025/1276/FUL – Erection of 8m sq decking for seating adjacent existing external seating area and ancillary kitchen building (with existing use ref: 2017/1872/CLE) – 1 The Roman Way, Glastonbury, BA6 8AB – Juliet Yelverton – Full Application.

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

- (c) 2025/1296/VRC – Variation of condition 2 (plans list) and discharge/removal of condition 3 (materials submission of schedules and samples) relating to planning permission 2023/1440/FUL for (erection of single storey meeting/activity building) – Unit 7, Beckery Enterprise Park, Glastonbury, BA6 9QT – Roney-Dougal – Variation of Removal of Conditions.

(This Application was not discussed, due to the Applicant being a Town Councillor)

- (d) 2025/1297/FUL – Erection of a Replacement Self-Build Dwellinghouse & Garage (Replacement of Existing Fire Damaged Dwelling) – Moorview Farm, Cinnamon Lane, Glastonbury, BA6 8BN – Mr Dean Stone & Lucy Hadingham – Full Application.

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

- (e) 2025/1308/LBC – The rear (North) roof of no.89 to be retiled with double roman tiles and non original upstands/watertables to be extended/replaced (as necessary) & elevated by circa 150mm – Chalice Well Trust, 85-89 Chilkwell Street, Glastonbury, BA6 8DD – Dyer & Faulkner – Listed Building Consent.

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

- (f) 2025/1278/FUL – Installation of floodlighting to illuminate hockey astroturf, show tennis court and triple courts - Millfield Preparatory School, Edgarley Road, Glastonbury – Mr Craig Richardson – Full Application.
(Cllr Cook proposed, seconded by Cllr Henderson and agreed (4 for, 1 against and 1 abstention) to recommend approval of this application).
- (g) 2025/1358/LBC – Proposed replacement windows: kitchen, BR4, BR2, BR3, bathroom and attic – 1 Market Place, Glastonbury, BA6 9HD – Ms Jennie Russell-Smith – Listed Building Consent.
(Cllr Mutch proposed, seconded by Cllr Henderson and agreed unanimously to recommend approval of this application).
- (h) 2025/1219/HSE – Garage conversion into an office space and associated works – 7 Three Hill View, Glastonbury, BA6 8AU – Mrs V Mackintosh – Householder Application.
(Cllr MacDougall proposed, seconded by Cllr Mutch and agreed with 1 abstention to recommend approval of this application, but would also like to highlight parking issues with the adjoining Rowley Road).
- (i) 2025/1391/HSE – Erection of first floor roof extension with internal alterations & existing terrace extension – 57 The Roman Way, Glastonbury, BA6 8AB – Mrs Merten – Householder Application.
(Cllr Henderson proposed, seconded by Cllr Cook and agreed unanimously to recommend approval of this application).

| | |
|----------------|--------------|
| SIGNED: | DATE: |
|----------------|--------------|