



# GLASTONBURY TOWN COUNCIL

<b>Minutes of Planning Committee held on 20<sup>th</sup> August 2024 at 7.00pm</b>	
Councillors Present	R Cook, S Henderson, Lokabandhu (Chair)
Apologies	Cllrs J Cousins, L MacDougall, P Manning (Deputy Chair), S Roney-Dougal and M Smyth
Absent	I Mutch
In Attendance	S Hallam (Committee Clerk)
Public Participation	N/A

## 19. Apologies.

Apologies were received from Cllrs J Cousins (personal reasons), L MacDougall (family commitments), P Manning (family commitments), S Roney-Dougal (work commitments) and M Smyth (family commitments). These apologies was duly **NOTED**.

Cllr I Mutch was absent without reason.

## 20. Declaration of Interest.

None declared.

## 21. To approve the minutes of the meeting of the Planning Committee held on 16<sup>th</sup> July 2024 (copy enclosed).

The minutes of the meeting held on 16<sup>th</sup> July 2024 were signed by the Chair as a true record of the meeting.

## 22. To consider the following correspondence received since the last meeting:

### **Planning Permission Approved by MDC/Somerset Council**

- (a) 2024/1005/HSE – Single Storey Extension – 32 Monington Road, Glastonbury, BA6 8HF – Mr & Mrs Abbiss – Householder Application.  
(Cllr Cook proposed, seconded by Cllr MacDougall and unanimously agreed to recommend approval of this application).
- (b) 2024/0882/FUL – Single storey rear extension – 22 The Archers Way, Glastonbury, BA6 9JB – Mrs Samantha White – Full Application.  
(Cllr Cook proposed, seconded by Cllr Lokabandhu and unanimously agreed to recommend approval of this application).

Initial:

Date:

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- (c) 2024/0998/HSE – Erection of single-storey side & rear extension – Hill View, Brindham Lane, Wick, Glastonbury – Mrs Appleby – Householder Application.  
(Cllr Lokabandhu proposed, seconded by Cllr Cook and unanimously agreed to recommend approval of this application).
- (d) 2024/0969/FUL & 2024/0970/LBC – Rear single storey extension, rearrange roof lights, modify first floor for change of use to mixed use – residential (Use Class C3) and commercial (Use Class E(c)(iii)), (rear section remaining residential) – 24 Chilkwell Street, Glastonbury, BA6 8DB – Dr Paul Banks – Full Application & Listed Building Consent.  
(Cllr Cook proposed, seconded by Cllr Henderson and unanimously agreed to recommend approval of this application).
- (e) 2024/1011/HSE – Demolition of existing single storey building and proposed front/side 2 storey extension – 9 Paradise Road, Glastonbury, BA6 9LB – Mr & Mrs Lawford – Householder Application.  
(Cllr Manning proposed, seconded by Cllr Lokabandhu and unanimously agreed to recommend approval of this application).

**Planning Permission Refused**

- (a) 2024/0754/CLP - Use of octagon outbuilding for ancillary residential use - 3 Chilkwell Street, Glastonbury, BA6 8DJ - Certificate of Proposed Use/Development.  
**Decision – development is not lawful. The proposed use of the octagon outbuilding as set out would not be a use ancillary to the use of the dwellinghouse and hence would constitute a material change of use as defined by Section 55 of the Town and Country Planning Act (TCPA) 1990 (as amended) and as such planning permission for this change of use would be required.**

**Planning Appeal**

N/A

**Withdrawn**

- (a) 2024/0036/OUT – Outline application with some matters reserved for the development of a site for up to 38 pitches & associated buildings for travellers & van dwellers with details of access – Land at 348747 138907 Middle Drove, Glastonbury – A Blackburn (Somerset Council) – Outline Application.  
(Due to Glastonbury Town Council declaring an interest as this application is part of the Town Deal, the Planning Committee will not be putting forward a recommendation on this application, but as statutory consultees feels it is reasonable to make a comment on their concerns on flood risk in an identified area at risk and drainage and the possible impact on flooding and existing flood management).

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

- (a) 2024/1228/HSE – First floor side and rear extension and new porch – 22 Wells Road, Glastonbury, BA6 9DJ – Mr & Mrs Gaines – Householder Application.  
(Cllr Henderson proposed, seconded by Cllr Cook and unanimously agreed to recommend approval of this application).
- (b) 2024/1201/HSE – Rear and side single storey extension – 25 The Roman Way, Glastonbury, BA6 8AB – Rob Poizer – Householder Application.  
(Cllr Henderson proposed, seconded by Cllr Lokanbandhu and unanimously agreed to recommend approval of this application).
- (c) 2024/0972/FUL – Erection of two semi-detached dwellings – Land at 349695 139318 St Brides Close, Glastonbury – Full Application.  
(Cllr Henderson proposed, seconded by Cllr Lokanbandhu and agreed (2 in favour, 1 abstention) to recommend Refusal of this application based on the following material considerations:-
- The proposal reduces the amount car parking available and would put added pressure on parking.
  - The proposed development will result in the loss of green space and the loss of trees
- (d) 2024/1288/HSE – Erection of single-storey side extension and detached study/garden room for ancillary use – 88 The Roman Way, Glastonbury, B6 8AD – Mr & Mrs Keevil – Householder Application.  
(Cllr Lokabandhu proposed, seconded by Cllr Henderson and unanimously agreed to recommend approval of this application).
- (e) 2024/0236/HSE – Demolish existing external toilet to rear of property and construct new toilet with integral store. Provide partial conservatory enclosure to existing courtyard with upvc door / widow façade between existing rear extension and new toilet and store (AMENDED PLANS RECEIVED 26.07.24)– 64 Northload Street, Glastonbury, BA6 9JR – Mrs K Brain – Householder Application.  
(Cllr Henderson proposed, seconded by Cllr Lokabandhu and unanimously agreed to recommend Refusal of this application based on the following material considerations:-
- The proposed development will have a negative impact on the amenity of another property, through loss of daylight).

(f) 2024/1360/HSE – Replacement of uPVC Windows, enlargement and repositioning patio doors, replacement roof tiles provision of in-roof solar pv panels in the north pitch – 46 Benedict Street, Glastonbury, BA6 9EY – Mr Andrew House – Householder Application. (Cllr Lokabandhu proposed, seconded by Cllr Cook and unanimously agreed to recommend approval of this application).

<b>SIGNED:</b>	<b>DATE:</b>
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