

Glastonbury Town Council



Town Hall
Magdalene Street
Glastonbury
Somerset BA6 9EL

Tel: (01458) 831769

office@glastonbury.gov.uk
www.glastonbury.gov.uk

Meeting of the Planning Committee held at 7.00pm on 17th December 2019 in the Council Chamber at Glastonbury Town Hall

PRESENT: Councillors: M Smyth (Deputy Chair), P Lund, S Barnet, C Prior, J Cousins, I Tucker, D Michell (Mayor), I Mutch, L MacDougall (only there to observe/not participate in voting)

IN ATTENDANCE: Sarah Hallam (Admin)

APOLOGIES: Cllrs, L Browne, S Roney-Dougal, John Keery and B Outten

35. DECLARATIONS OF INTEREST

None were declared.

36. MINUTES

The minutes of the meeting of the Planning Committee held on 19th November 2019 were approved and signed by the Deputy Chair.

37. CORRESPONDENCE

The following correspondence received from Mendip District Council was considered and noted.

Planning Permission Approved

- (a) 2019/1209/LBC – To replace existing mid-20th Century front door on mid-19th Century Grade II listed town house – 7 Silver Street, Glastonbury, BA6 8BS – Ms Antionette Pincott.
- (b) 2019/2349/HSE – Proposed new roof and attic conversion, replacement porch and decking to west elevation – 8A Wells Road, Glastonbury, BA6 9DH – Mr Tom Francis.
- (c) 2019/1663/HSE – Proposed Driveway with hard standing for 2 vehicles and sufficient width for turning – 83 Wells Road, Glastonbury, BA6 9BY – Mr Stephen Mansbridge.
- (d) 2019/2566/FUL – Erection of agricultural barn with associated earth works – Meadow View, Wick Lane, Wick, Glastonbury – Mr & Mrs Farwell.
- (e) 2018/2692/TCA – Works to a tree in a Conservation Area: T1 – Eucalyptus tree – Fell, leaving trunk as standing dead wood habitat – 102 Coombe House, Glastonbury, Somerset, BA6 8JG – TPO Not Required (No Objection).
- (f) 2019/2534/TCA – T1 – Silver Birch – Fell due to future likelihood of roots causing damage to buildings in proximity – replace with smaller tree – 6 Church Lane, Glastonbury, BA6 9JQ – Mrs Daisy Foss.

- (g) 2019/2319/TCA – T46 Beech – reduce crown to 15-17m, reshape and balance due to large branch failure – multiple poor fork unions. T37 Cherry – fell due to being poor specimen and decaying. T41 Elm – prune from BT wires (1m clearance) as touching wires. T42 Horse Chestnut – prune from BT wires (1m clearance) as touching wires. Willow – re-coppice at 2ft from ground as regrowth causing excessive shading – The Abbey, Magdalene Street, Glastonbury, BA6 9EL – TPO Not required (No Objection).
- (h) 2019/1574/FUL – The erection of 5 flats and associated bin and bicycle store – 52B Magdalene Street, Glastonbury, BA6 9EJ – Wells Building & Restoration.

The Planning Board were surprised to see that this application had been approved as they had unanimously refused this application in August 2019 with a request that if recommended for approval, the application be referred to the Planning Board.

- (i) 2019/2303/FUL – Construction of decking area within café garden, pursuant to grant of 2018/2945/FUL – Former Police Court, Abbots Court Buildings, Benedict Street, Glastonbury, BA6 9NP – Ms Wyatt.
- (j) M1361 – Tree Preservation Order – Glastonbury No. 38 (2019) Land at 24, The Roman Way, Glastonbury, BA6 8AB – Tree Preservation Order confirmed on 28th November 2019.
- (k) 2019/0467/FUL – Installation of surface water drainage basin – Uppingstock Farm, Old Wells Road, Glastonbury, BA6 8EA.
- (l) 2019/2507/VRC – Application to vary condition 1 (plans list) and remove condition 2 (landscape and Ecological Management Plan), 3 (Construction Traffic Management Plan), 4 (Highway/Engineering Works), 6 (SUDS Maintenance and Management Plan) & 7 (Noise Attenuation) of planning approval 2017/2655/REM – Land North of A39 Glastonbury, BA6 9BJ.
- (m) 2018/2837/FUL – Proposed change of use and restoration of part of the derelict factory building to form a brewery, visitor facility and retail outlet – Former Baileys Leather Working Factory, Beckery Lane, Glastonbury, Somerset – Glastonbury Town Council.

Planning Permission Refused

N/A

Withdrawn

N/A

Appeals

N/A.

38. To consider the following planning applications received from Mendip District Council since the last meeting:

- (a) 2019/2799/TCA – Works to trees in a conservation area – T1-2 – Willow – Fell. T3 – Walnut – Fell – 95 Bere Lane, Glastonbury, BA6 8BE – Ms Jane Marriott – Works/Felling Trees in a CA.

The Planning Committee unanimously voted to support this application, however, would like it to be referred to the Tree Officer.

- (b) 2019/2783/VRC – Application to vary condition 1 (Temporary Permission) of Planning Approval 2019/2146/FUL to standard time limit/3 years – Newmeads Farm, Wick Lane, Wick, Glastonbury, BA6 8JS – Mr & Mrs Graham White – Variation or Removal of Conditions.

Mrs White spoke to the Board and advised that they wish to remove the “temporary permission”. They have been granted “temporary” permission for 3 years (which is 2 seasons) and is expected to have generated a profit. They feel this is an unreasonable condition and timescale and not consistent as permissions without conditions have been granted to other similar applications in the area. Mrs White asked the Committee to support their application.

The Planning Committee unanimously agree to support and recommend to the Planning Officer to approve the application to convert this to a permanent permission.

- (c) 2019/2824/HSE – Demolition of existing wall and replace like for like – 3 Launder Close, Glastonbury, Somerset, BA6 8AZ – Mr Tom Corns – Householder Application.

The Planning Committee unanimously voted to support this application.

- (d) 2019/2835/HSE – Walkway extension to existing terrace & part garage conversion to include installation of roof lights and French doors – 35 Hamlyn Road, Glastonbury, BA6 8HT – Mr Charles Beaton – Householder Application.

By majority decision, the Planning Committee voted (7 for/1 against & 1 abstain) to support this application in principal. The neighbours objections in respect of overlooking were noted and agreed to share this concern with the Planning Officer.

- (e) 2019/2827/VRC – Application to remove conditions 5 & 6 (relating to Arboricultural Report V2) of planning approval 2017/3213/FUL (single storey extension along south eastern side of existing warehouse, incorporating fire track and retaining wall; laying of hardstanding to extend the service yard; and the installation of 7no. 8m tall silos on a concrete plinth to the north-western side of the existing building) – Unit 1, Genesis, Three Morlands Enterprise Park, Morland Road, Glastonbury – Mr Richard Winterbottom – Variation of Removal of Conditions.

The Planning Committee debated this application and some Councillors felt the application was unclear and questioned whether the replanting of trees would happen. The Committee do wish to protect the trees on/around the site. Cllr Tucker stated that the November Arboricultural Report replaces the previous report and the application is for a “variation of removal of Conditions”. Cllr Cousins read out the conditions from the Arboricultural Report.

Cllr Smythe proposed they raise no objections to this application, Cllr Tucker second. The Planning Committee voted (4 in favour with 4 abstentions) to Approve this application.

- (f) 2019/2849/HSE – Amendment to approved application 2019/0380/HSE for enlargement of dormer roof to property for additional living space – 50 The Roman Way, Glastonbury, BA6 8AD – Mr & Mrs D Sparks – Householder Application.

Cllr Michell proposed that this application is supported seconded Cllr Tucker – The Planning Committee unanimously voted to support this application and raised no objections.

- (g) 2019/2880/LBC – Rear extension, insertion of roof lights and rearrangement of first floor – 24 Chilwell Street, Glastonbury, BA6 8DB – Dr P Banks – Listed Building Consent.

The Planning Committee unanimously voted to support this application.

- (h) 2019/2936/HSE – First Floor Rear Extension – 6 St Dunstons Close, Glastonbury, BA6 9AR – Mr J Holdsworth – Householder Application.

Cllr Tucker proposed, Cllr Michell seconded – The Planning Committee unanimously voted to support this application.

- (i) 2019/2973/TCA - T1 - Ash - Reduce by 1m. T2-T4 - Cherry - Reduce by 1m. T5 - Birch - Reduce by 1m. T6 - Maple - Reduce by 1m. T7 - Willow - Fell. Cavendish Lodge, Magdalene Street Glastonbury, BA6 9FD - Cavendish Lodge - Works/Felling Trees in a CA.

The Planning Committee unanimously voted to support this application.

39. ANY OTHER BUSINESS

Cllr Tucker raised that the Town Council had received a schedule on a Road Traffic Order of the 20MPH Zone in Glastonbury and comments (if any) need to be made by Thursday 19th December 2019.

The Committee discussed this issue. The Map doesn't correspond with the description in the schedule.

The Committee voted to proposed approval in principal. However, add the following comments:-

Chilkwell Street - they wish the 20MPH zone to be from the junction of Silver Street to 100m past the Junction of Cinnamon Lane.

Chairman, 21st January 2020