

# Glastonbury Town Council



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**Meeting of the Planning Committee held at 7.00pm on 21<sup>st</sup> January 2020 in the Council Chamber at Glastonbury Town Hall**

**PRESENT:** Councillors L Browne (Chair), M Smyth (Deputy Chair), P Lund, S Barnet, John Keery, J Cousins, I Tucker, B Outten

**IN ATTENDANCE:** Sarah Hallam (Admin)

**APOLOGIES:** Cllrs: D Michell (Mayor), C Prior, S Roney-Dougal, I Mutch, L MacDougall

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## **40. DECLARATIONS OF INTEREST**

Cllr M Smyth declared interest in items (f) & (o), Cllrs J Cousins & S Barnet declared interest in item (g) and (j), Cllr I Tucker declared interest in item (o) of the Planning Applications.

## **41. MINUTES**

The minutes of the meeting of the Planning Committee held on 17<sup>th</sup> December 2019 were approved and signed by the Deputy Chair.

## **42. CORRESPONDENCE**

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

### **Planning Permission Approved**

- (a) 2019/2518/TPO – T5 & T6 – Cypressus sp – Fell & Remove. Trees are inside boundary line and affect reinstatement of garden and fence line. T7 – Ash – Fell as tree is dead and posing a hazard to client and neighbour – 23A Hamlyn Road, Glastonbury, BA6 8HS – Mr Charlie Green.
- (b) 2019/2571/HSE – Proposed single storey side extension – 12 Drum Avenue, Glastonbury, BA6 9QB – Mr Cook – Householder Application.
- (c) 2019/2649/LBC – Insertion of privacy screen & bathroom fittings, new door & fanlight and handrail to stairs. Rebuild the stone wall adjacent to the entrance drive – 3 Magdalene Street, Glastonbury, BA6 9EW – Mary-Elizabeth O'Neill – Listed Building Consent.
- (d) 2019/2662/CLE – Application for a certificate of lawful existing development for the conversion of attic to a bedroom – 22 Pound Close, Glastonbury, BA6 9LG – Certificate of Use Existing.
- (e) 2019/2619/FUL – External alterations to include replacement of UPVC windows on the ground floor of the central part of the principal elevation and side elevations of the Northern Building and replacement of the UPVC windows on the central part of the principal elevation of the Western building – Abbey Court, Benedict Street, Glastonbury, BA6 9NP – Full Application.
- (f) 2019/2715/ADV – Installation of 1 x 42 LCD media screen and 3 x 1250mmx700mm flagpole signs, overall 2450mm in height – Tesco Supermarket, Wirral Park Road, Glastonbury, BA6 9XE.
- (g) 2019/0289/APP – Application for approval of details reserved by conditions 3 (schedule of walls and roof external facing materials), 4 (sample of external walling materials), 6 (archaeological assessment) on planning consent 2017/3232/FUL – 13 High Street, Glastonbury, BA6 9DP.

- (h) 2019/0510/FUL – Change of use from single dwelling house to 4 bed guest house (Use Class C1). (Retrospective) – Flat 2, 8 High Street, Glastonbury, BA6 9DU – Ms Nohad Al-Turki.
- (i) 2019/2502/FUL – Proposed conversion of a 2-bedroom flat (C3) into 3-bedroom guest house (C1) – Flat 1, 8 High Street, Glastonbury, BA6 9DU – Ms Nohad Al-Turki.
- (j) 2019/2503/LBC – Proposed conversion of a 2-bedroom flat (C3) into 3-bedroom guest house (C1) – Flat 1, 8 High Street, Glastonbury, BA6 9DU – Ms Nohad Al-Turki.
- (k) 2019/2824/HSE – Demolition of existing wall and replace like for like – 3 Launder Close, Glastonbury, BA6 8AZ – Mr Tom Corns – Householder Application.
- (l) 2019/2042/TCA – Conifer- Fell due to damage causing to adjacent historic wall – Abbots Leigh, 3 Magdalene Street, Glastonbury, BA6 9EW – Mr George Eason

#### **Planning Permission Refused**

N/A

#### **Withdrawn**

2019/0638/FUL – Erection of 6 no. detached dwellings – 24 The Roman Way, Glastonbury, BA6 8AB

#### **Appeals**

N/A.

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

- (a) 2019/2994/TCA – Remove 1 x mature multi-stem Ash tree and replanting – 3 Ashwell Lane, Glastonbury, BA6 8BG – Miss Anna Brake – Works/Felling Trees in a Conservation Area.  
**Cllr M Smythe proposed to support this application, Cllr Tucker seconded - The Planning Committee unanimously voted to support this application.**
- (b) 2019/2989/ADV – 1 no. Window circular sign – 2 Orchard Court, The Archers Way, Glastonbury, Somerset, BA6 9JB – Dimensions (UK) Ltd – Application to Display Adverts.  
**The Planning Committee unanimously voted to support this application.**
- (c) 2019/2827/VRC – Application to vary conditions 2 (Drawings) 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). (Amended to add variation of condition 2) – Unit 1, Genesis Three Morlands Enterprise Park, Morland Road, Glastonbury, Somerset – Mr Richard Winterbottom, Avalon Plastics Ltd – Variation or Removal of Conditions.  
**Cllr M Smythe visited the site and stated the silos were below the height of existing building and well hidden from view. The extension is half the height of the existing building and they are re-planting the trees. The Planning Committee unanimously voted to support this application.**
- (d) 2019/3060/VRC – Application to remove condition 5 (Ancillary Use – Residential) to planning approval 2018/3044/HSE – 19 Merrick Road, Glastonbury, Somerset, BA6 9AT – Mr James Londal – Variation or Removal of Conditions.  
**The Planning Committee unanimously voted to support this application, but would like to see the driveway being built using permeable materials.**
- (e) 2019/3046/FUL – Proposal 1 New Jet Wash – Wirral Park Service Station, Wirral Park Road, Glastonbury, BA6 9XE – Motor Fuel Limited – Full Application.  
**The Planning Committee unanimously voted to support this application.**

- (f) 2019/2838/TCA – T1 Sycamore – Fell due to low amenity value & poor variety for the location. T2 Apple – Prune by approx. 4m in height and 2m on the laterals to make it more suitable to manage & collect the crop from in the future. T3 Twin Stemmed Sycamore – Fell to ground level due to low amenity value & shadowing a favourable young Holly that will be nurtured to maturity in this location. T4 Pink Lady Apple – Prune out all Mistletoe infected branches up to a diameter of 10cm in order to inhibit the spread of the Mistletoe and aid the future fruit yield of the tree. Tor Side, Coursing Batch, Glastonbury, BA6 8BH – Mrs Barratt – Works/Felling Trees in a CA.  
**The Planning Committee unanimously voted to support this application. (Cllr M Smythe abstains)**
- (g) 2020/0025/FUL – Change of use from Guesthouse (C1) to Private Dwelling House (C3) – 5 Ashwell Lane, Glastonbury, BA6 8BG – Mr Ian O’Connell – Full Application.  
**The Planning Committee unanimously voted to support this application. (Cllrs Barnet & Cousins abstains).**
- (h) 2020/0029/HSE – Demolition of existing rear & side extension and erection of single storey rear & side extension – 37 Ferryman Road, Glastonbury, BA6 9BW – Mr & Mrs A Cressy – Householder Application.  
**The Planning Committee unanimously voted to support this application.**
- (i) 2019/3050/CLE – The use of land for the siting of 43 touring caravans and the use of the caravan storage area for storing in excess of 14 touring caravans – Wick Farm, The Old Oaks Touring Park, Wick Lane, Wick, Glastonbury, BA6 8JS – Mr & Mrs White – Certificate of Use Existing.  
**The Planning Committee unanimously voted to support this application.**
- (j) 2019/3040/HSE – Creation of a timber outbuilding – 9 Ashwell Lane, Glastonbury, BA6 8BG – Ms Jane Sanders – Household Application.  
**The Planning Committee unanimously voted to support this application. (Cllrs Barnet & Cousins abstains).**
- (k) 2020/0043/FUL – Change of use from café (Use Class A3) to mixed use of café (A3) and residential (C3) and erection of rear extension, insertion of roof lights and rearrangement of first floor – 24 Chilkwell Street, Glastonbury, BA6 8DB – Dr P Banks – Full Application.  
**The Planning Committee unanimously voted to support this application.**
- (l) 2019/2988/FUL – Change of use from a void children’s centre (D1) to become the new site for an established social enterprise Café and Kitchen (A3). The proposed new café will include a Changing Places facility that is to be accessible to the public at all times, via radar key. – 2 Orchard Court - The Archers Way, Glastonbury, BA6 9JB – Dimensions (UK) Ltd – Full Application.  
**The Planning Committee unanimously voted to support this application.**
- (m) 2020/0060/TCA – T1 Willow – reduce crown x 3 metres. T2 Holly – Prune and reduce crown x 1.5 metres. T3 Sycamore – Fell. T4 Sycamore – prune and reduce crown x 3 metres. T5 Evergreen – prune and reduce crown x 4 metres. T6 Sycamore – reduce crown x 4 metres – Tor Court, Coursing Batch, Glastonbury, BA6 8BH – Mr Justin Bonaobra – Works/Fell Trees in a CA.  
**The Planning Committee unanimously voted to support this application.**
- (n) 2020/0078/HSE – Erection of a rear extension consisting of a single-storey and two-storey element – 3 The Roman Way, Glastonbury, BA6 8AB – Mr Malcolm Kendall – Householder Application.  
**The Planning Committee unanimously voted to support this application.**
- (o) 2019/2902/ADV – Installation of wrought iron street sign – Junction of High Street & Hanover Square, Glastonbury, BA6 9DX – Mr John Brunsdon – Application to Display Adverts.  
**The Planning Committee unanimously voted to support this application (Cllrs Tucker & Smythe abstains).**

#### 44. ANY OTHER BUSINESS

A general discussion took place with regards to the Planning Process IF the Committee refuses an application. Clarification is required. Therefore a letter is to be sent to Mendip using the Magdalene Street Planning Application as an example (Action Cllr L Browne/Sarah Hallam).

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Chairman, 18<sup>th</sup> February 2020