

Glastonbury Town Council



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Meeting of the Planning Committee held at 7.00pm on 20th February 2020 in the Council Chamber at Glastonbury Town Hall

PRESENT: Councillors L Browne (Chair), P Lund, S Barnet, J Cousins, B Outten, D Michell (Mayor), C Prior,

IN ATTENDANCE: Gerard Tucker (Town Clerk). Cllrs MacDougall and Henderson

APOLOGIES: Cllrs: S Roney-Dougal, J Keery, M Smyth, I Tucker, I Mutch.

45. DECLARATIONS OF INTEREST

There were no declarations of interest

46. MINUTES

The minutes of the meeting of the Planning Committee held on 21st January 2020 were approved and signed by the Chair.

47. CORRESPONDENCE

Correspondence was received from Julie Reader-Sullivan from Mendip District Council following a concern raised regarding the process of determining planning applications, in particular 2019/1574/FUL. In response the process was explained and it appears was correctly followed. The referral to the Ward Member did happen, yet through a change of Officer requesting input, the request was not followed.

Planning Permission Approved by Mendip District Council

- (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 – TPO Not Required (No objection).
(GTC Planning Committee unanimously voted to support this application).
- (b) 2019/2994/TCA – Remove 1 x mature multi-stem Ash tree and replanting – 3 Ashwell Lane, Glastonbury, BA6 8BG – TPO Not Required (No objection).
(GTC Planning Committee unanimously voted to support this application).
- (c) 2019/2717/DUB – Demolition of Unlisted Building in a CA – 8 Lambrook Street, Glastonbury, BA6 8BX – Mr Chris Lambert.
(GTC Planning Committee unanimously voted to Approve this application).
- (d) 2019/2706/FUL – Demolition of existing ground floor extensions and construction of new ground floor, single storey rear extension. Installation of two windows in reinstated structural openings in flank wall at second floor level. Removal of existing defective cement render and roof coverings on existing outrigger, walls re-rendered, roof resurfaced and solar panels installed – 8 Lambrook Street, Glastonbury, BA6 8BX.
(GTC Planning Committee unanimously voted to Approve this application).
- (e) 2019/2717/DUB – Demolition of existing ground floor extensions and construction of new ground floor, single storey extension. Installation of two windows in reinstated structural openings in flank wall at second floor level. Removal of existing defective cement render and roof coverings on

existing outrigger, walls re-rendered, roof resurfaced and solar panels installed – 8 Lambrook Street, Glastonbury, BA6 8BX.

(GTC Planning Committee unanimously voted 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.

(GTC Planning Committee unanimously voted to support this application).

- (g) 2019/2643/APP – Application for approval of details reserved by condition 6 (soft landscaping), 7 (water drainage), 12 (acoustic fencing) on planning consent/listed building consent 2013/2618/OTS – Engie Regeneration Ltd.

(GTC The Planning Committee unanimously voted to support this application).

- (h) 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.

(GTC Planning Committee unanimously voted to support this application).

- (i) 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 8NT – Mr Charles Beaton.

(By majority decision, the GTC 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).

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

(GTC Planning Committee unanimously voted to support this application).

- (k) 2019/2154/FUL – Change of use from agricultural to residential curtilage – 2 Meare Road, Glastonbury, BA6 9LA.

(GTC Planning Committee voted to refuse this Application).

- (l) 2019/2783/VRC – Application to vary condition 1 (Temporary Permission) of planning approval 2019/2146/FUL – Newmeads Farm, Wick Lane, Wick, Glastonbury, BA6 8JS.

(GTC Planning Committee unanimously agree to support & recommend to the Planning Officer to approve the application to convert this to a permanent permission).

- (m) 2019/1500/LBC – 1) Removal and replacement of 3 windows. 2) Reinstatement of 2 original skylights. 3) Moving of interior wall. 4) Fitting a waste pipe on front of building – 27D High Street, Glastonbury, BA6 9DR – Mr Gary Woodhouse.

(GTC The Planning Committee unanimously supported this application).

- (n) 2019/2993/CLP – Application for a proposed lawful development certificate for the parking of cars and holding of Tor Fair for not more than 28 days in one calendar year – Glastonbury Town Council.

(GTC Planning Committee unanimously supported this application).

Planning Permission Refused by Mendip District Council

N/A

Withdrawn

N/A

Appeals

N/A.

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

- (a) 2020/0200/TPO – T1: Oak – Reduce crown size to 60ft x 25ft as overhanging neighbours property. T2: Ash – Fell due to damage at base of trunk and excessive leaning making it dangerous to its surroundings – Windmill Hill House, Windmill Hill Road, Glastonbury, BA6 8EG – Miss Sorita Rankine – Works/Felling of TPO Trees.

The council raised no objections to the proposed works on T1. With regards to T2, they have asked that the Tree Officer is consulted and consideration is given to a reduction of this tree in height to 2m. They also asked that the local authority was informed of the presence of badgers in this vicinity.

- (b) 2020/0213/FUL – Conversion of building into two holiday lets – Mollen Farm, Edgarley Road, Edgarley, Glastonbury, BA6 8LB – Mr A Berrow – Full Application.

In principal, the application is supported, yet councillors wished to draw attention to the concerns of highway safety, particularly as the location is on a relatively fast stretch of road with a slight bend at the entrance. Also councillors observed that the supporting reports are now almost seven years old and may require updating to understand if the building is still considered sound and there continues to be no presence of bats and other wildlife. The clerk was asked to send these comments directly to the highways authority.

- (c) 2020/0264/FUL – Extend and change of use from workshop/garage to short term holiday let – 23A Fairfield Gardens, Glastonbury, BA6 9NH – Mr Kevin Brady – Full Application.

By majority decision, the Planning Committee raised concerns that the rear of the property will overlook neighbours properties and request that appropriate consideration is given to the design of the proposed property to reduce any impact. Further, there is a concern that the absence of a car parking space will add to the existing pressures of inadequate parking provision in this area. The Planning Committee also asked that developers are mindful of the housing needs within Glastonbury as well as supporting the tourism economy.

- (d) 2020/0279/HSE – Single storey extension to east side of building – 63 Hill Head, Glastonbury, BA6 8AW – Mr Ian Scriven – Household Application.

By majority Councillors supported this application yet asked that attention is drawn to the danger of landslip in this area. Voted 5 in favour, 0 against, 2 abstained

49. ANY OTHER BUSINESS

There being no other business, the meeting closed at 8.20pm

**Chair of the Planning Committee
17th March 2020**