



# Glastonbury Town Council

**Meeting of the Planning Committee held at 7.00pm on 16<sup>th</sup> June 2020. This was a virtual meeting due to the 'lockdown' regulations associated with Covid-19**

**PRESENT:** Councillors S Barnet, L Browne, J Cousins, J Keery, P Lund, L MacDougal, B Outten, C Prior, M Smyth, I Tucker.

**IN ATTENDANCE:** Gerard Tucker (Town Clerk).

**APOLOGIES:** Cllrs: Michell, Roney-Dougal, Cottle.

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**8. Declaration of Interest**

**9. To approve the minutes of the meeting of the Planning Committee held on 19<sup>th</sup> May 2020 (copy enclosed)**

**10. To consider the following correspondence received since the last meeting:**

**General Correspondence**

**Planning Permission Approved by Mendip District Council**

- (a) 2020/0641/TPO – Walnut Tree (T5) as shown in the submitted photo: description of works to Walnut (T5) Crown lift (to height of delivery lorry) or fell – 24 The Roman Way, Glastonbury, BA6 8AB – Mrs Jane James (Split Decision) Mendip District Council have approved Works to the walnut Tree(as shown on submitted photos) identified as T5 on TPO M1361 – to crown lift the tree, above the drive only, to provide a clearance of up to 3,5m above the drive surface, to be achieved by reducing back low lateral growth (third and fourth order limbs) by approx.. 1-2m, with pruning wounds no greater than 40mm. Reason: Research into vehicles used for supermarket deliveries and emergency vehicles shows that all vehicles require less than 3.5m clearance. It is therefore recommended that reasonable works to address the low canopy of the tree and to allow access for the stated reason can be adequately achieved by pruning the tree as specified.

**Conditions:**

**1.The tree works hereby approved must be carried out in accordance with British Standard (BS) 3998:2010-recommendations for tree work.**

**2. The tree works hereby approved shall be carried out within 2 years of the date of this decision, after which time the consent shall lapse**

Glastonbury Town Council Planning Committee were against felling of the tree but wanted it referred to the Tree Officer with the recommendation of a partial reduction.

- b) 2020/0655/HSE – Demolition of existing lean-to and erection of single storey flat roofed rear extension – 5 Dod Lane, Glastonbury, BA6 8BZ – Mr Rumney

Glastonbury Town Council Planning Committee unanimously agreed to recommend approval of this application.

- c) 2020/0561/FUL – External covered walkway including platform lift – St Marys RC Church Hall, St Marys Walk, Magdalene Street, Glastonbury, BA6 9EH – Clifton Diocese

Glastonbury Town Council Planning Committee unanimously agreed to recommend approval of this application.

- d) 2020/0535/FUL – Retrospective application for replacement doors – Abbey Court, Benedict Street, Glastonbury – Abbots Court Glastonbury Ltd.  
Glastonbury Town Council Planning Committee voted to support this application.
- e) 2020/0712/HSE – Retrospective application for the erection of a summer house – 7 Bove Town, Glastonbury, BA6 8FE – Jane Fry  
Glastonbury Town Council Planning Committee recommended approval of this application. However, the Clerk was asked to inform the planning authority that more needs to be done to prevent retrospective applications.
- f) 2019/0498/REM – Application for approval of reserved matters following outline approval 2013/0903 for the erection of 31 dwellings and associated access. Matters of appearance, landscaping, layout and sale to be determined – Uppingstock Farm, Old Wells Road, Glastonbury, BA6 8EA – Elan Homes Ltd.  
Glastonbury Town Council Planning Committee comments regarding this application were that numerous concerns were raised on the reserved matters for both Pear Tree Farm and Uppingstock farm Developments
- Access into the estate from is considered to be wrongly located. The through road at this point is considered too narrow, and at the fastest point near the bottom of the hill.
  - A revised layout plan is suggested with access off Brindham Lane.
  - Glastonbury Town Council are concerned that the promised play area as part of this development is not shown on the plans. They are insistent that the play area is reinstated.
  - The allocation of affordable housing within the estate is located in one predominant area. The Planning Committee would like to see the affordable housing element of this application applied throughout the development and not clustered as currently shown.
  - The preferred location of the play area previously mentioned is presumably accessed through the estate. There is a concern of a dog leg road design which will make access to the site difficult from the highway. The Planning Committee would prefer to have a direct route into the area, with the removal of the proposed dogleg.
- g) 2019/0499/REM – Application for approval of reserved matters following outline approval 2013/1444 for the erection of 29 dwellings. Matters of access, appearance, landscaping, layout, scale to be determined – Pear Tree Farm, 26 Old wells road, Glastonbury, BA6 8EA – Elan Homes Ltd.  
Glastonbury Town Council Planning Committee comments for this application are the same as for the application above.

### **Planning Permission Refused**

- a) 2020/0641/TPO – Walnut tree (T5) as shown in the submitted photo: description of works to Walnut (T5) Crown Lift (to height of delivery lorry) or fell – 24 The Roman Way – Glastonbury, BA6 8AB – Mrs Jane James  
Mendip District Council have refused the following works – Walnut Tree (as shown on submitted photos) identified as T5 on TPO M1361 – Fell  
Reason – the felling of a healthy TPO Walnut Tree that is in reasonable condition in order to facilitate access by deliver/emergency vehicle access along the driveway to the Applicant's house (24 The Roman Way) is considered to be unjustified – this is because alternative remedial tree work (i.e. crown Lifting to achieve the required clearance of up to 3.5metres above the driveway) is available, will allow access and will not result in the loss of an important tree in this location.  
Glastonbury Town Council Planning Committee were against felling this tree but wanted it referred to the Tree Officer with the recommendation of a partial reduction.

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

- a) 2020/0887/HSE – Demolition of existing conservatory and construction of a single storey extension to rear of dwelling house – 4 Porch Close, Glastonbury, BA6 8RR – Mr and Mrs Dale – Householder Application  
Cllr Tucker proposed, seconded by Cllr Smyth and unanimously **AGREED** to recommend approval of this application.
- b) 2020/1020/FUL – Conversion of Upper floors from 3 no flats to 1 no dwelling, with change to internal layout – First Floor Flat, 16 Market Place, Glastonbury, BA6 9EU – Mr Andrew Carrier – Full Application  
Cllr Tucker proposed, seconded by Cllr Browne and unanimously **AGREED** to recommend approval of this application.
- c) 2020/1018/VRC – Application to vary/remove condition 4 (Contamination) of planning approval 2016/2958/FUL (Conversion of former public house to a motel and conversion of outbuilding to 2 holiday lets (amended plans received, amended description). – The Queens Head, 84 High Street, Glastonbury, BA6 9DZ – Mr David Foley – Variation of Removal of Conditions.  
Cllr Smyth proposed seconded by Cllr Barnet and unanimously **AGREED** to recommend approval of this application.
- d) 2020/0986/FUL – Installation of vehicle trackways (associated with 2019/2993/CLP) – Land at 349521 139403, Northload Bridge, Glastonbury, BA6 9LF – Glastonbury Town Council – Full Application. As Glastonbury Town Council is the applicant, no discussion was permitted by the Clerk.
- e) 2020/0819/HSE Proposed garden office/store and location of shepherd's hut in rear garden, 3 Chilkwell Street Glastonbury BA6 8DJ Cllr Smyth proposed, seconded by Cllr Cousins and unanimously **AGREED** that this application is recommended for refusal on the grounds of over development. It is understood that this premises is now being used as a property of multiple occupation, for which no consent has been awarded. The Planning Officer is encouraged to visit this site before deciding upon the outcome of this application. Further, Councillors observed that consent was awarded (2029/0644/HSE) for a proposed garden office and store. Application 2020/0819/HSE is for an additional proposed Garden Office and have questioned its purpose. Councillors believe that the garden shed/store is being used as residential accommodation and not the purpose for which consent was granted.

12. **ANY OTHER BUSINESS**

A concern was expressed about a recently installed mural on the east side of the property in Chilkwell Street, number 50. The clerk has notified the planning enforcement team and their comments are awaited. Further, the clerk was asked to contact the organisers of the Mural Trail and request that any new murals are discussed by the Town Council prior to commencement. The meeting closed at 8.05pm

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**Chair of the Planning Committee**  
**21<sup>st</sup> July 2020**