



Glastonbury Town Council

Meeting of the Planning Committee held at 7.00pm on 15th September 2020. This was a virtual meeting due to the 'lockdown' regulations associated with Covid-19

PRESENT: Councillors: S Barnet, J Cousins, P Lund, L MacDougal, B Outten, C Prior, S Roney-Dougal, M Smyth (Chair), I Tucker, J Keery.

IN ATTENDANCE: Gerard Tucker (Town Clerk), Sarah Hallam (admin) and 2 members of the public.

APOLOGIES: Cllrs: Mutch, Browne

21. Declaration of Interest

Cllr J Cousins declared an interest in Item C – 2020/1598/FUL and Cllrs Smyth and MacDougal declared an interest in Item D – 2020/1750/TCA.

22. To approve the minutes of the meeting of the Planning Committee held on 18th August 2020.

23. To consider the following correspondence received since the last meeting:

General Correspondence

Planning Permission Approved by Mendip District Council

- (a) 2020/1254/TCA – T1: Willow – re-pollard to former pruning points, T2 Walnut – holistic canopy reduction by 3.0m to sound pruning points as practicable, T3 Walnut – holistic canopy reduction by 3.0m to sound pruning points as practicable – 3 Magdalene Street, Glastonbury, BA6 9EW – TPO Not Required (No Objection).
[\(GTC Planning Committee voted to support this application\).](#)
- (b) 2020/0733/TCA – Woodland Beech Trees overhanging the Tennis court – Prune the lower laterals by up to but not exceeding 4m – Tor Side, Coursing Batch, Glastonbury, BA6 8BH – TPO Not Required (No Objection).
[\(GTC Planning Committee voted to support this application\).](#)
- (c) 2020/1079/LBC – Replace east slope of roof from clay pantiles to natural slate, replacement of 2no. Velux windows with conservation roof lights and the creation of an additional roof light on east roof – 3 Chilkwell Street, Glastonbury – Listed Building Consent.
[Action for Sarah Hallam to find out why we didn't receive this application](#)
- (d) 2020/0819/HSE – Proposed garden office/store and location of shepherds hut in rear garden - Chilkwell Street, Glastonbury – Householder Application.
[\(GTC Planning Committee voted for refusal on the grounds of over development. It is understood that the premises are 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 the outcome. Further, Councillors observed that consent was awarded \(2029/0644/HSE\) for a proposed garden office & 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\).](#)
[Action – For Sarah Hallam to find out if the Planning Officer visited the site.](#)

- (e) 2020/1180/HSE – Erection of glass balustrade balcony to the rear elevation and replacement of one windows with 2no. windows and a door – 6 Rowley Road, Glastonbury, BA6 8HU – Householder Application.
(GTC Planning Committee voted to support this application).
- (f) 2020/1220/LBC – Conversion of upper floors from 3 no flats to 1 no dwelling, with changes to internal layout – Listed Building Consent.
(GTC Planning Committee voted to support this application).
- (g) 2020/1020/FUL – Conversion of upper floors from 3 no flats to 1 no dwelling, with changes to internal layout – Full Application.
(GTC Planning Committee voted to support this application).
- (h) 2020/1018/VRC – Application to vary condition 1 (drawing list), 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) – The Queens Head, 84 High Street, Glastonbury.
(GTC Planning Committee voted to support this application).
- (i) 2020/1210/FUL – Erection of agricultural barn – The Old Grey Barn Alpaca Centre, Dyehouse Lane, Glastonbury, BA6 9QS.
(GTC had no objection to the erection of an agricultural barn, they would encourage the Planning Officer and Enforcer to visit this site to look at the extent of development planned for the site).
Action – For Sarah Hallam to find out if the Planning Officer visited the site.
- (j) 2020/1354/HSE – Two storey & single storey side & rear extension to existing dwelling – 19 Underwood Road, Glastonbury, BA6 9BG.
(GTC Planning Committee voted to support this application).

Planning Permission Refused

N/A

Planning Appeal

N/A

Withdrawn

- a) 2020/1355/FUL – Erection of 2 holiday lets to the rear of 18 Benedict Street, Glastonbury.

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

- a) 2020/1507/VRC - Removal of condition 5 (dwelling occupation limited to hotel owners) of permission 115155/000 – The Hawthorns Hotel, 8 Northload Street, Glastonbury, BA6 9JJ – Mr Simon Sturt – Variation/Removal of conditions.
(GTC Planning Committee unanimously voted to support this application).
- b) 2020/1614/TCA – T1 Monkey Puzzle – carry out a formative reduction of around 3m in height and 0.5m in lateral spread – Woodland Villa, 19 Wells Road, Glastonbury, BA6 9DN – Mr Richards – Works/Felling Trees in a CA.
(GTC Planning Committee unanimously voted to refer to the Tree Officer).

- c) 2020/1598/FUL – Erection of a bungalow residential dwelling – 115 Wells Road, Glastonbury, BA6 9AJ – Mr Neil Kite – Full Application.
(The Applicant Neil Kite (and his Agent) attended the meeting and stated the application had been changed from 2 dwellings to one low level bungalow which he felt was more appropriate and it is within permitted development. Cllr Smythe proposed to refuse application, but without a second, Cllr Prior put forward a counter proposal to approve. GTC Planning Committee therefore voted 5 in favour, 3 abstentions (Cllr Cousins & MacDougall not voting) to support this application.
- d) 2020/1750/TCA – T1: Ash – prune the low lateral limbs, up to but not exceeding 7m in height. Branch tips will be pruned in order to remove approx. 3-4m in lateral spread – 77 Chilkwell Street, Glastonbury, BA6 8DD – Mr Schofield – Works/Felling Trees in a CA.
(GTC Planning Committee voted to support this application, but refer to the Tree Officer).
- e) 2020/1682/FUL – Store extension with vehicle parking canopy within fenced yard to facilitate proposed home shopping offer – Morrisons Supermarket, Street Road, Glastonbury, BA6 9ED – Full Application.
(GTC Planning Committee voted to support this application).

----- Chair
20th October 2020