



# Glastonbury Town Council

**Meeting of the Planning Committee held at 7.00pm on 20<sup>th</sup> October 2020. This was a virtual meeting due to the 'lockdown' regulations associated with Covid-19**

**PRESENT:** Councillors: L Browne (Chair), J Cousins (from 8.20pm), P Lund, L MacDougal, B Outten, C Prior, S Roney-Dougal, M Smyth, I Tucker, J Keery, S Henderson.

**IN ATTENDANCE:** Gerard Tucker (Town Clerk), Sarah Hallam (admin) and 1 member of public.

**APOLOGIES:** Cllrs: Barnet, Mutch

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## 24. Declaration of Interest

No declarations of interest.

## 25. To approve the minutes of the meeting of the Planning Committee held on 15<sup>th</sup> September 2020.

## 26. To consider the following correspondence received since the last meeting:

### General Correspondence

A discussion took place in regards to the Town Council's response to the Government White Paper.

It was decided that Cllr MacDougal would put her comments together for a collective response and email to Gerard Tucker (Town Clerk). All other contributions to be sent to him by midday Friday 23<sup>rd</sup> October 2020.

It was also suggested that all Councillors would read the Paper and respond to the questions individually.

Sarah Hallam (Clerk) will email the link for the White Paper to all Councillors (done 21/10/20).

Actions for Sarah Hallam (Clerk) from September's Planning Meeting:-

**2020/1210/FUL – The Old Grey Barn, Alpaca Centre, Dyehouse Lane, Glastonbury – *the assistant planner Josh Cawsey did visit the site on 21<sup>st</sup> July 2020 prior to making a decision.***

**2020/1079/LBC – 3 Chilkwell Street, Glastonbury – Replace east slope roof from pantiles to natural slate, replace 2 velux windows with conservation rooflights & creation of additional rooflight on east roof – *This application was received by GTC on 15<sup>th</sup> June, but somehow got missed off the Planning Agenda.***

**2020/0819/HSE - 3 Chilkwell St, Glastonbury - Proposed garden office/store & location of shepherds' hut in rear garden, Chilkwell St, Glastonbury – *Felix Charteris, Planning Officer advised that he didn't visit premises. Application was for small improvements to the previously approved garden office (changes were minima), with addition of the shepherd hut. The use of office would be more a concern for Enforcement & would not be up for him to assess as part of this application.***  
***UPDATE:- Enforcement confirm file has been set up & the matter will be investigated. Summary of their findings will be provided once investigations have been concluded.***

### **Planning Permission Approved by Mendip District Council**

- (a) 2020/1311/TCA – T1 Douglas Fir – Reduce overall height by 1/3 by way of general maintenance – 3 Chilkwell Street, Glastonbury – TPO Not Required.  
*(GTC Planning Committee voted to support this application, but referred to the Tree Officer).*
- (b) 2020/1708/APP – Application for approval of details reserved by condition 6 (external lighting – bespoke) on planning consent 2019/0498/REM – Uppingstock Farm, Old Wells Road, Glastonbury.  
*(This application was not received by GTC).*
- (c) 2020/0986/FUL – Installation of vehicle trackways (associated with 2019/2993/CLP) – Land at Northload Bridge, Glastonbury, BA6 9LF.  
*(Applicant is GTC – No discussion took place).*
- (d) 2020/1697/AGB – Application for prior notification of agricultural development for a proposed building – New Close Farm, Meare Road, Glastonbury, BA6 9LA – Mr Jesse Cross.  
*(Mendip have decided that Planning Permission is required for the proposed development).*
- (e) 2020/1496/HSE – Single storey side extension to create annex – Newmeads Farm, Wick Lane, Wick, Glastonbury, BA6 8JS – Householder Application.  
*(GTC Planning Committee voted to support this application).*
- (f) 2020/1511/TPO – T1 Ash – Lightly reduce western side of crown overhanging Myrtle Lodge. Lightly reduce other infected branches – Myrtle Lodge, Wells Road, Glastonbury.  
*(GTC Planning Committee voted to support this application, but referred to the Tree Officer).*
- (g) 2020/1284/TPO – T1 Mature Horsechestnut – full canopy reduction of 3m in lateral spread & height, finishing cuts not exceeding 75mm in diameter.  
*(GTC Planning Committee voted to support this application, but referred to the Tree Officer).*
- (h) 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.  
*(GTC Planning Committee unanimously voted to support this application).*
- (i) 2020/1440/HSE – Enlarge the existing rear vehicle entrance and install new hardwood gate – Easter Cottage, 5 Church Lane, Glastonbury, BA6 9JQ – Householder Application.  
*(GTC Planning Committee voted to support this application).*
- (j) 2020/1614/TCA – T1 Monkey Puzzle – carry out a formative reduction of around 3m in height & 0.5m in lateral spread – Woodland Villa, 19 Wells Road, Glastonbury, BA6 9DN – Works/Felling Trees in a CA – TPO Not Required (No Objection).  
*(GTC Planning Committee unanimously voted to refer to the Tree Officer).*

### **Planning Permission Refused**

- (a) 2020/0723/FUL – Re-submission of 2019/0638/FUL – erection of 6 dwellings – 24 The Roman Way, Glastonbury, BA6 8AB.  
*(GTC Planning Committee voted to refuse this application).*
- (b) 2020/1289/PIP – Residential development of between 4 & 8 dwellings – Land at The Roman Way, Glastonbury, Somerset, BA6 8AD.  
*(GTC Planning Committee voted to defer a decision on this application as it is considered insufficient information has been made available to the town council allowing for a meaningful debate).*
- (c) 2020/1151/OTS – Development of 6 detached dwellings with associated vehicular access & landscaping – Land at Ashwell Lane, Glastonbury.  
*(GTC Planning Committee unanimously voted to Refuse this application).*

- (d) 2019/2310/FUL – Change of use of land to 1no. traveler pitch including 1no. mobile home, 1no. touring caravan, 1 no. day-room and associated works – Land at Dyehouse Lane, Glastonbury – Dr Simon Ruston.

*(GTC Planning Committee voted to refuse this application due to it being outside the development area and it is prone to flooding).*

### **Planning Appeal**

N/A

### **Withdrawn**

- (a) 2020/1467/HSE – Loft extension – 21 Hill Head Close, Glastonbury, BA6 8AL – Householder application.

*(GTC had recommended refusal of this application).*

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

- a) 2020/1638/OTA – Outline Planning Permission with all matters reserved for the erection of an agricultural worker's dwelling – Paradise Farm, Edgarley, Glastonbury, BA6 8LE – Mrs Clare Whitcombe – Outline – All Matters Reserved.

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

- b) 2020/1795/HSE – Loft conversion and alterations to existing dwelling – 27 Norbins Road, Glastonbury, BA6 9JF – Mr C Bridson – Householder Application.

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

- c) 2020/1862/TCA – Proposed works to tree/s in a Conversation Area: T1 (Norwegian Spruce) – Fell – 3 Chilkwell Street, Glastonbury, BA6 8DJ – Dr Paul Banks – Works/Felling Trees in a CA.

*(GTC Planning Committee unanimously voted to reject this application on the material considerations being the unnecessary loss of a tree).*

- d) 2020/1904/TCA – Proposed works to tree/s in a Conservation Area: T1 (Plum/Cherry) – Fell – 2-4 High Street, Glastonbury, BA6 9DU – Works/Felling Trees in a CA.

*(GTC Planning Committee voted to support this application with one abstention).*

- e) 2020/1867/LBC – The replacement of 1 no. Velux window with a conservation rooflight to the front (west) slope and the introduction of an additional rooflight to the rear (east) slope – 3 Chilkwell Street, Glastonbury, BA6 8DJ – Dr Paul Banks – Listed Building Consent.

*(GTC Planning Committee unanimously voted to reject this application and would like the Planning Officer to visit the premises as the Committee are convinced it is being used as a multi-occupancy dwelling).*

- f) 2020/1921/FUL – Installation of 10m wooden telegraph telecommunications pole supporting 4 no. dishes, 3 no antenna, 1 no. equipment cabinet & ancillary development – Norwood Park Farm, Wick Lane, Wick, Glastonbury – Pat McPhilimey – Full Application.

Member of the Public – Lisa McLean raised concerns on this application and her request was for this application to be postponed for a month until further information is known about the technology.

Gerard Tucker (Town Clerk) read out email received from Voneus in respect of the technology being utilised.

*(GTC Planning Committee voted to refuse the application on the following material condition:*

- The Precautionary Principle with regard to Mobile Phone masts).*

- g) 2020/2021/TCA – T1 Acer – Fell. T2 Tulip – Higher reduction of 1-2m. T3 Ginko – light reduction 1-2m. T6 Acer – light reduction by 1-2m – Blenheim House, 19 Chilkwell Street, Glastonbury, BA6 8DQ – Mrs Patricia Gould – Works/Felling Trees in a CA.  
*(GTC Planning Committee unanimously voted to support this application).*
- h) 2020/1938/HSE – Erection of first floor side extension and single storey rear extension – 66 Boundary Way, Glastonbury, BA6 9PH – Mr & Mrs W Sweet – Householder Application.  
*(GTC Planning Committee unanimously voted to support this application).*
- i) 2020/1971/TPO – Beech (T1) – Crown lift to 8m from ground level to allow more light to property and garden. Beech (T2) – Notification of removal of dead wood – 65 Wells Road, Glastonbury, BA6 9BY – Sue Hill – Works/Felling of TPO Trees.  
*(GTC Planning Committee unanimously voted to support this application).*
- j) 2020/1996/HSE – Erection of garage and storage building – 8A Wells Road, Glastonbury, BA6 9DH – Mr T Francis – Householder Application.  
*(GTC Planning Committee unanimously voted to support this application).*
- k) 2020/2005/FUL – Erection of 1no 12m Wooden Telegraph Pole required to support 1no 413mm x 320mm dish, 2no 700mm x 135mm x 70mm AM-5G20-90 antenna, 1no 550mm x 320mm x 420mm ground based cabinet & ancillary development thereto for Broadband use – Maidencroft Farm (Paddington Farm), Maiden Croft Lane, Wick, Glastonbury – Mr Adam Goodman – Full Application.  
*(GTC Planning Committee vote was 3 for & 3 against with the Chair exercising the deciding vote to support this application).*

----- Chair  
17<sup>th</sup> November 2020