



# Glastonbury Town Council

**Meeting of the Planning Committee held at 7.00pm on 17<sup>th</sup> November 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 Barnett, S Henderson.

**IN ATTENDANCE:** Gerard Tucker (Town Clerk), Sarah Hallam (admin).

**APOLOGIES:** Cllrs: Mutch

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## 27. Declaration of Interest

Cllr Prior declared an interest in item (b) 24 Hill Head Close, Glastonbury.

## 28. To approve the minutes of the meeting of the Planning Committee held on 20<sup>th</sup> October 2020.

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

### Planning Permission Approved by Mendip District Council

- (a) 2020/1566/CLP – Conversion of integral garage into a bedroom with en-suite bathroom replacing garage door with window – 5 Hood Close, Glastonbury, BA6 8ES – Mrs S Drew – Certificate of Proposed Use/Development).  
*(Application never received by GTC).*
- (b) 2020/1711/APP – Application for approval of details reserved by condition 7 (Archaeological works) on planning consent 2013/1444 – Pear Tree Farm, 26 Old Wells Road, Glastonbury, BA6 8ED.  
*(Application never received by GTC).*
- (c) 2020/0683/APP – Application for approval of details reserved by condition 4 (sewerage treatment drainage system), on planning consent/listed building consent 2019/2783/VRC – Newmeads Farm, Wick Lane, Wick, Glastonbury – Mr & Mrs White.  
*(2019/2783/VRC Application was approved by GTC Planning Committee).*
- (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 – TPO Not required.  
*(GTC Planning Committee voted to support this application, but refer to the Tree Officer).*
- (e) 2020/1904/TCA – Proposed works to tree/s in a CA – T1 (Plum/Cherry) – Fell – 2-4 High Street, Glastonbury – TPN Not Required.  
*(GTC Planning Committee voted to support this application with one abstention).*
- (f) 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.  
*(GTC Planning Committee voted to support this application).*

- (g) 2020/1885/APP – Application for approval of details reserved by conditions 4 (Construction Management Plan) on planning application **2019/0499/REM** – Pear Tree Farm, 26 Old Wells Road, Glastonbury, BA6 8AE.  
*(RE: ORIGINAL PLANNING APPLICATION 2019/0499/REM - GTC Planning Committee raised numerous concerns for both Pear Tree Farm and Uppingstock farm developments.*
- *Access into the estate 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 Bindham Lane.*
  - *GTC are concerned that the promised play area 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.*
- (h) 2020/1615/APP – Approval of details reserved by condition 3 (Sample Panel – Walling) on planning application 2019/0499/REM - Pear Tree Farm, 26 Old Wells Road, Glastonbury, BA6 8AE.  
*(As Above).*
- (i) 2020/1616/APP – Application for approval of details reserved by condition 3 (Sample Panel – Walling) on planning consent 2019/0498/REM – Uppingstock Farm, Old Wells Road, Glastonbury, BA6 8EA.  
*(As Above).*
- (j) 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).*
- (k) 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).*

#### **Planning Permission – Split Decision**

- (a) 2020/1779/APP – Application for approval of details reserved by condition 6 (existing & proposed levels & height), 7 (vehicular access) and 16 (surface water drainage system) on planning consent 2019/0556/FUL – The Grange, Old Wells Road, Glastonbury, BA6 8ED

**Approval** – Details submitted pursuant to condition 6 (existing & proposed levels & heights) and 16 (surface water drainage system) on planning consent 2019/0556/FUL are acceptable.

**Refusal** – Details submitted pursuant to condition 7 (vehicular access) on planning consent 2019/0556/FUL are not acceptable as the plan submitted in pursuance of condition 7 shows a different parking arrangement to that approved in original application which condition 10 (parking & turning) requires compliance with. Accordingly, any change to parking & turning areas require a separate application to seek variation of that condition.

*(GTC Planning Committee voted to support the original application 2019/0556/FUL)*

### **Planning Permission Refused**

N/A

### **Planning Appeal**

N/A

### **Withdrawn**

N/A

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

- (a) 2020/2049/FUL – Change of use of former Boxing Club (Class D2) to 1no. studio flat (Class C3) – The old Police Court, Benedict Street, Glastonbury, BA6 9EX – Mrs IL Wyatt – Full Application.  
*(GTC Planning Committee unanimously voted to support this application).*
- (b) 2020/1915/HSE – Extend existing driveway by dropping 4 kerbs & conversion of existing flat roofed garage into living space with a pitched roof & front window in place of the current garage door & replacing the existing single glazed rear property entrance – 24 Hill Head Close, Glastonbury, BA6 8AL – Mr & Mrs Robert & Sarah Weech – Householder Application.  
*(GTC Planning Committee unanimously voted to support this application).*
- (c) 2020/2131/TCA – T1 Walnut Tree – Fell. Coombe Brook, Lambrook Street, Glastonbury, BA6 8BY – Mr Chris Hood – Works/Felling Trees in a CA.  
*(GTC Planning Committee unanimously voted to refer this application to the Tree Officer).*
- (d) 2020/2101/HSE – Erection of single storey side and rear extension – 4 Underwood Road, Glastonbury, BA6 9BG.  
*(GTC Planning Committee unanimously voted to support this application).*
- (e) 2020/2096/HSE – Erection of single storey & two storey extensions – Clairmont Villa, Leg of Mutton Road, Glastonbury, BA6 8HJ – Mr & Mrs Bond – Householder Application.  
*(GTC Planning Committee unanimously voted to support this application).*
- (f) 2020/2203/TCA – T1: Ash (Fraxinus ornus), T2 Ash (Fraxinus ornus) & T3 Ash (Fraxinus ornus) – Remove dead wood & crown lift to approx. 3m. T4 Silver Maple (Acer saccharinum) – Remove majority of mistletoe with crown, remove/reduce various bi-lateral/lateral branches, reduce remaining crown by approx. 2.5m. Crown lift to approx. 3m. T5 Silver Maple (Acer saccharinum) – Remove dead wood & branches containing mistletoe, reduce lateral branches overhanging building, approx. 2m of clearance, reduce crown by approx. 2.5m, crown lift to approx. 3m. T6 London Plane (Platanus & Hispanica) – Remove Ivy to 1m, reduce lateral branches to approx. 2m, reduce crown by approx. 2.5m, pruning wounds bigger than 50mm. T7 London Plane (Platanus & Hispanica) – Reduce lateral branches to approx. 2m, reduce remaining crown by approx. 2.5m. T8 European Lime (Tillia x europea) – crown lift to 2.5m. T9 European Lime (Tillia x europea) – Crown lift to 2.5m – Glastonbury Health & Dental Clinic, 1 Wells Road, Glastonbury, BA6 9DD – Mrs Tracey Holle – Works/Felling Trees in a CA.  
*(GTC Planning Committee unanimously voted to support this application).*

----- Chair  
15<sup>th</sup> December 2020