



Glastonbury Town Council

Meeting of the Planning Committee held at 7.00pm on 16th February 2021. This was a virtual meeting due to the 'lockdown' regulations associated with Covid-19

PRESENT: Councillors: L Browne (Chair), M Smyth (Deputy Chair), J Cousins (Mayor), S Barnett, J Keery, B Outten, I Tucker, S Roney-Dougal, C Prior & P Lund.

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

APOLOGIES: Cllrs: MacDougal and Mutch.

37. Declaration of Interest.

38. To approve the minutes of the meeting of the Planning Committee held on 19th January 2021.

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

Planning Permission Approved by Mendip District Council

- a) 2020/2453/VRC – Application to vary condition 2 (drawings) & 7 (vehicular access) of planning approval 2019/0556/FUL (Erection of a New Vehicle Workshop Building, to include MOT Bay, Reception Area, Office & Ancillary Welfare Facilities (Use Class B2) – The Grange, Old Wells Road, Glastonbury, BA6 8ED.
(GTC Planning Committee voted 4 for, 1 against, 3 abstentions (Cllr Tucker not voting due to declaration of interest) to support this application).
- b) 2020/2371/HSE – Two storey side extension – 44 Hartlake Close, Glastonbury, BA6 9GF – Mr & Mrs Green – Householder Application.
(GTC Planning Committee unanimously voted to support this application).
- c) 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).
- d) 2020/2428/HSE – Erection of a single storey side extension to existing dwelling – The Grange, Old Wells Road, Glastonbury, BA6 8ED – Mrs T Findlay - Householder Application.
(GTC Planning Committee voted 6 for, 2 abstentions (Cllr Tucker not voting due to declaration of interest) to reject this application for the material reasons:- The cumulative impact of the development when considered alongside other development will have an adverse impact on the area and over-development).
- e) 2020/2432/HSE – Converting lean-to/carport to garage with utility room – 4 Ferryman Road, Glastonbury, BA6 9BW - Mr Robert Hook – Householder Application.
(GTC Planning Committee unanimously voted to support this application).

- f) 2020/2512/FUL – Siting of a mobile coffee van on Fri-Sun and Bank Holidays – RJ Draper & Co Ltd, Chilwell Street, Glastonbury, BA6 8DB, Mrs Celia Wood – Full Application.
(GTC Planning Committee unanimously AGREED to recommend approval of this application).
- g) 2020/2558/HSE – The renovation and increase height of existing single storey lean to extension – 46 Monington Road, Glastonbury, BA6 8HF – Ms. Julie Collett – Householder Application.
(GTC Planning Committee unanimously AGREED to recommend approval of this application)

Planning Permission Refused

N/A

Planning Appeal

N/A

Withdrawn

- (a) 2020/2386/CLP – Addition of Class B8 (storage). Subdividing the yard into individual yards for small businesses – Bradford Bodyworks, The Mound, Glastonbury, BA6 9QA.

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

- (a) 2021/0047/HSE – Dropped kerb to the front of the property – 32 Manor House Road, Glastonbury, BA6 9DF – Mr Shane Cook – Householder Application.
(Cllr Barnet proposed, seconded by Cllr Outten and unanimously agreed to recommend APPROVAL of this application).
- (b) 2021/0109/FUL – Erection of coffee shop with drive thru facility – Car Park of B&Q Plc, Wirral Park Road, Glastonbury, BA6 9XE – c/o Agent – Full Application.
(Cllr Browne proposed, seconded by Cllr Keery (one against / 2 abstentions) to propose to recommend APPROVAL of this application. However, the Committee does have concerns in that the Transport Statement submitted with the application concludes that the proposed redevelopment would not have a detrimental impact on either highway safety nor the provision of parking. The nature of the proposed business – a drive-through – will inevitably increase the number of moving vehicles on-site. The ‘one way’ system – particularly the route that vehicles must take leaving the drive-through facility – could place those B&Q customers who are walking to & from parked vehicles, bicycle users or pedestrians at greater risk of being hit by a vehicle).
- (c) 2021/0100/FUL – Installation of 1no. New Jet Wash bay and 1no. New floodlight. New air, water and vacuum bay and 2no. car parking spaces – Wirral Park Service Station, Wirral Park Road, Glastonbury, BA6 9XE – Full Application.
(Cllr Tucker proposed, seconded by Cllr Outten and unanimously agreed to recommend APPROVAL of this application – however, the Committee is concerned that the landscaped strip already in situ is being eroded and are therefore keen to see further landscaping).

- (d) 2021/0180/HSE – Demolition of existing lean to extension & construction of single storey side extension. Works to existing building including replacement windows & door with new canopy over, addition of 1st floor en-suite, remove & replace existing UPVC fascia, gutters & downpipes, new timber gates, remove & replace existing concrete lintels, replace existing concrete/stone cills, repair & re-point existing chimney stacks & coping to gables, repair & re-point existing stonework, remove cement screed in kitchen, re-open original fireplaces to kitchen & living room. Erection of oak framed garage – 23 Northload Bridge, Glastonbury, BA6 9LF – **Mr Lee – Householder Application.**
(Cllr Keery proposed, seconded by Cllr Tucker and unanimously agreed to recommend APPROVAL of this application).
- (e) 2021/0181/LBC - Demolition of existing lean to extension & construction of single storey side extension. Works to existing building including replacement windows & door with new canopy over, addition of 1st floor en-suite, remove & replace existing UPVC fascia, gutters & downpipes, new timber gates, remove & replace existing concrete lintels, replace existing concrete/stone cills, repair & re-point existing chimney stacks & coping to gables, repair & re-point existing stonework, remove cement screed in kitchen, re-open original fireplaces to kitchen & living room. Erection of oak framed garage – 23 Northload Bridge, Glastonbury, BA6 9LF – **Mr Lee – Listed Building Consent.**
(Cllr Keery proposed, seconded by Cllr Tucker and unanimously agreed to recommend APPROVAL of this application).

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16th March 2021