



# Glastonbury Town Council

**Meeting of the Planning Committee held at 7.00pm on 16<sup>th</sup> March 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 Barnet, J Keery, B Outten, I Tucker, S Roney-Dougal, C Prior, L MacDougall, I Mutch & P Lund.

**IN ATTENDANCE:** Gerard Tucker (Town Clerk) & Cllr S Henderson.

**APOLOGIES:** None.

## 40. Declaration of Interest.

Cllr Browne & Cllr Keery declared an interest in item (5i) 2021/0267/FUL and Mr Tucker (Town Clerk) declared an interest in item (5f) on the grounds that land at Dyehouse Lane is in close proximity to Town Council owned land.

## 41. To approve the minutes of the meeting of the Planning Committee held on 16<sup>th</sup> February 2021.

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

### Planning Permission Approved by Mendip District Council

- (a) 2020/2676/TCA – T1 Ash – Fell – Torwell Chalet, Wellhouse Lane, Glastonbury, BA6 8BJ – Mr Tristan Herridge – Works/Felling Trees in a CA.  
*(GTC Planning Committee unanimously voted to refer this to the Tree Officer for his advice as the Committee are concerned about the unnecessary felling of a healthy ash tree and thought maybe a reduction in the crown would be more beneficial).*
- (b) 2020/2583/FUL – Forecourt canopy raise from 4.1m to 5.1m – Wirral Park Service Station, Wirral Park Road, Glastonbury, BA6 9XE – Motor Fuel Group Ltd – Full Application.  
*(GTC Planning Committee unanimously AGREED to recommend approval of this application).*
- (c) 2020/2558/HSE – The renovation & increased 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).*
- (d) 2020/2521/TPO – G1 Woodland Ash – Prune back to the boundary of the land from which they grow. TPO M67 – Land East of 9 Bove Town, Glastonbury, BA6 8JE.  
*(GTC Planning Committee unanimously AGREED to recommend approval of this application).*
- (e) 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 – TPO Not Required.  
*(GTC Planning Committee unanimously voted to reject this application on the material considerations being the unnecessary loss of a tree).*

- (f) 2020/2656/PDH – Application for Prior Approval of a Proposed enlargement of a dwelling house by construction of additional storeys – 4 Bilbury Lane, Glastonbury, BA6 8LX – Mr James Palmer – Prior Approval Given.  
*(GTC Planning Committee does not need to be consulted for Prior Approval).*
- (g) 2021/0091/TCA – Proposed works to tree/s in a CA – T1 (Apple) Fell – The Old Garden, 3B Wells Road, Glastonbury, BA6 9DN – Mr Wade.  
*(TPO Not Required).*
- (h) 2020/2524/LBC – Internal alterations to bar, restaurant and guest rooms, including replacement roof lights (part-retrospective) – Crown Hotel, 4 Market Place, Glastonbury, BA6 9HD – Mr Bruce Ashmore – Listed Building Consent.  
*(GTC Planning Committee unanimously AGREED to recommend approval of this application).*
- (i) 2021/0245/CLP – Application for a proposed lawful development certificate for conversion of garage to ancillary office use to main dwelling – 140 Benedict Street, Glastonbury, BA6 9EZ – Mrs Dawn Miller – Certificate of Proposed Use/Development.  
*(GTC Planning Committee was not consulted – It is Permitted Development).*
- (j) 2020/2209/FUL – Erection of farm shop and café (class E) with associated kitchen, store and WCs – Middle Wick Farm, Wick Lane, Wick, Glastonbury, BA6 8JW – Mr & Mrs Barker – Full Application.  
*(GTC Planning Committee voted 6 for, 2 abstentions (Cllr Tucker not voting due to declaration of interest) to support this application).*
- (k) 2021/0010/HSE – infill two-storey extension and single storey extension to rear – 114 Benedict Street, Glastonbury, BA6 9EZ - – Mr Blair – Householder Application.  
*(GTC Planning Committee unanimously AGREED to recommend approval of this application).*

#### **Planning Permission Refused**

- (a) 2020/2679/CLP – Application for a proposed lawful development certificate for the erection of a brick outbuilding to be used for storage and as garden room, ancillary to the residential use – Landmead Farm, Northload Bridge, Glastonbury, BA6 9LE – Certificate of Proposed Use/Development.  
*(GTC not consulted - MDC state application is not lawful & full planning permission is required).*
- (b) 2021/0009/APP – Application for approval of details reserved by condition 6 (surface water drainage) & 7 (foul drainage) on planning consent 2020/0515/FUL – RJ Bunn – Approval of Details.

#### **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) 2021/0242/FUL – Removal of existing steel fire escape stairs and fire exit door and installation of 1no. new window – Copper Beech, 34 Magdalene Street, Glastonbury, BA6 9EJ – Mr D Ford-Young – Full Application.  
*(Cllr Tucker proposed, seconded by Cllr Cousins and unanimously agreed to recommend APPROVAL of this application).*
- (b) 2021/0243/LBC - Removal of existing steel fire escape stairs and fire exit door and installation of 1no. new window – Copper Beech, 34 Magdalene Street, Glastonbury, BA6 9EJ – Mr D Ford-Young – Listed Building Consent.  
*(Cllr Tucker proposed, seconded by Cllr Cousins and unanimously agreed to recommend APPROVAL of this application).*
- (c) 2021/0280/HSE – Proposed single storey extension and raised decking to front elevation of dwelling – Haldon Rise, Leg of Mutton Road, Glastonbury, BA6 8HJ – Mr Steve Jackson – Householder Application.  
*(Cllr Keery proposed, seconded by Cllr Tucker and unanimously agreed to recommend APPROVAL of this application).*
- (d) 2021/0371/TCA – Monterey Cypress (T1) – crown reduction by up to 3 metres – Berachah House, Wellhouse Lane, Glastonbury, BA6 8BJ – Mr Tristan Herridge – Works/Felling Trees in a CA.  
*(GTC Planning Committee unanimously agreed to refer this application to the Tree Officer).*
- (e) 2021/0351/HSE – Erection of detached outbuilding (part retrospective) – 65 Hill Head, Glastonbury, BA6 8AW – Mr I Scriven – Householder Application.  
*(Cllr Tucker proposed, seconded by Cllr Keery and unanimously agreed to recommend REFUSAL of this application on the following grounds:-*
- 1) Highway safety.*
  - 2) Overdevelopment in the area.*
  - 3) The building is in close proximity of a special landscape feature, and*
  - 4) The lack of adequate turning space within the site for vehicles).*
- (f) 2021/0295/FUL – Proposed change of use of land to 1no. traveller pitch, 1 no. dayroom and 1 no. stables with associated works and hard standing – Land at 349182 139397 Dyehouse Lane, Glastonbury – Ms J Ellis – Full Application.  
*(Cllr Keery proposed, seconded by Cllr Tucker and unanimously agreed to recommend REFUSAL of this application on the following grounds*
- 1) it is outside development limits,*
  - 2) Its proximity to the flood plain and*
  - 3) Ward Member Cllr Steve Henderson to liaise with the Planning Officer to highlight this is a retrospective application and that a site visit by the Planning Officer/Enforcement is to be encouraged).*
- (g) 2021/0138/FUL – Change of use of the yard area only from B2 (motor vehicle repairs) to B8 (storage) with associated works to allow the sub division of the site into small storage areas – The Old Coal Yard, The Mound, Glastonbury, BA6 9QA – Mr Nigel Baker – Full Application.  
*(Cllr Keery proposed, seconded by Cllr Tucker and unanimously agreed to recommend APPROVAL of this application).*

- (h) 2021/0358/HSE – Erection of a Single Garage (Retrospective) – 63 Hill Head, Glastonbury, BA6 8AW – Mr Paul Darnell – Householder Application.

*(Cllr Keery proposed, seconded by Cllr Cousins and unanimously agreed to recommend REFUSAL of this application on the following grounds:-*

- 1) Highway safety.*
- 2) Overdevelopment in the area.*
- 3) The building is in close proximity of a special landscape feature, and*
- 4) The lack of adequate turning space within the site for vehicles).*

- (i) 2021/0267/FUL – Garage conversion to dwelling – 44 Norbins Road, Glastonbury, BA6 9JF – Mrs Maggie Dear – Full Application.

*(Cllr Lund proposed, seconded by Cllr Tucker (vote 6 for / 2 against / 1 abstention) to recommend REFUSAL of this application and the following grounds:-*

- 1) that it will set a precedent in the area of development in gardens,*
- 2) overdevelopment and*
- 3) poor vehicle access to the site).*

----- Chair  
20<sup>th</sup> April 2021