



Glastonbury Town Council

Meeting of the Planning Committee held at 7.00pm on 15th June 2021. in the Council Chamber at Glastonbury Town Hall

PRESENT: Councillors:, C Prior (Chair), M Smyth (Deputy Chair), J Cousins (Mayor), S Barnett, J Keery, B Outten, I Tucker.

IN ATTENDANCE: Cllr S Henderson, Sarah Hallam (Admin).

APOLOGIES: I Mutch, L Browne, S Roney-Dougal, L MacDougall and P Lund

7. Apologies.

8. Declaration of Interest. Cllr Tucker with item H.

9. To approve the minutes of the meeting of the Planning Committee held on 18th May 2021.

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

Planning Permission Approved by Mendip District Council

- (a) 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 (1 against / 2 abstentions) to propose to recommend APPROVAL of this application. However, Committee does have concerns in that the Transport Statement submitted 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).
- (b) 2021/0628/TPO – Works to TPO Trees (M1068); T1 (Common Walnut Tree) crown reduce by 2-2.5m to previous reduction points at c.8m in height from ground level and crown raising of low sub-lateral and tertiary branches to a height of 2.5m above ground level – 35 Hood Close, Glastonbury, BA6 8ES – Mr Tim Jarratt – Works/Felling of TPO Trees.
(GTC Planning Committee are happy with these works, but refer this application to the Tree Officer).
- (c) 2021/0790/HSE – Erection of single storey side extension - 6 Jacobs Close, Glastonbury, BA6 8EJ – Mr Paul Scott – Householder Application.
(Cllr Mutch proposed, seconded by Cllr Outten and unanimously agreed to recommend APPROVAL of this application).
- (d) 2021/0872/TCA – T1 Large Magnolia Grandiflora – Reduce vertical growth to just below the roofline. Reduce lateral growth by approx. 1.5m. T1 Portuguese Laurel Standard – Reduce overall crown by approx. 0.5m – Greenhill House, Magdalene Street, Glastonbury, BA6 9EJ – Mr Michael Brown – Works/Felling Trees in a CA.
(GTC Planning Committee voted unanimously to support the works, but would like to refer this application to the Tree Officer).

- (e) 2021/0877/ADV – Erection of 1no. new pole mounted entrance sign and relocation of an existing 1no. ground mounted sign – Abbey Farm, Chilkwell Street, Glastonbury, BA6 8DB – South West Heritage Trust – Application to Display Adverts
(Cllr Tucker proposed, seconded by Cllr Cousins and unanimously agreed to recommend APPROVAL of this application).

Planning Permission Refused

N/A

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) 2021/1013/HSE – Erection of single storey and two storey extensions – Clairmont Villa, Leg of Mutton Road, Glastonbury, BA6 8HJ – Mr & Mrs Bond – Householder Application.
(Cllr Coles proposed, seconded by Cllr Cousins and unanimously agreed to recommend APPROVAL of this application).
- (b) 2021/1086/TCA – T1: Leylandii – Reduce height to roof level – Somerset House, Magdalene Street, Glastonbury, BA6 9EJ – Mr M Jones – Works/Felling Trees in a CA.
(Cllr Cousins proposed, seconded by Cllr Coles and unanimously agreed to refer this application to the Tree Officer).
- (c) 2021/1174/TCA – T1: Paper Birch – Removal of overhanging branches, reduction of crown not exceeding 1m – 18 Bove Town, Glastonbury, BA6 8JE – Mr Glen Herbert – Works/Felling Trees in a CA.
(Cllr Tucker proposed, seconded by Cllr Coles and unanimously agreed to recommend APPROVAL of this application).
- (d) 2021/1032/FUL – Erection of a single storey office/reception extension – 84 High Street, Glastonbury, BA6 9DZ – Mr L Parsons – Full Application.
(Cllr Smyth proposed, seconded by Cllr Cousins and unanimously agreed to recommend REFUSAL of this application due to inappropriate building / street scene).
- (e) 2021/1159/TPO – T1: Oak – Fell – 2 Ashwell Lane, Glastonbury, BA6 8BG – Francesca Whitbread – Works/Felling of TPO Trees.
(Cllr Cousins proposed, seconded by Cllr Tucker and unanimously agreed to refer this application to the Tree Officer due to the preservation order).
- (f) 2021/1149/FUL – Proposed 2-bedroom replacement dwelling – 43 Hill Head, Glastonbury, BA6 8AW – Mr & Mrs D & S Switzer – Full Application.
(Cllr Tucker proposed, seconded by Cllr Coles and unanimously agreed to recommend APPROVAL of this application).

- (g) SCC/3829/2021 – Proposed new estate rail fencing and gates and replacement steps within the existing orchard – Abbey Farm, Chilkwell Street, Glastonbury, BA6 8DB – Somerset C.C.
(GTC Planning Committee unanimously agreed to recommend APPROVAL of this application).
- (h) 2021/1082/FUL – Proposed Car Sales Centre including a modular sales building, valet bay, new access and car parking – Morlands Enterprise Park, Morland Road, Glastonbury, BA6 9FW – Mr T Ruddle – Full Application.
(Cllr Smyth proposed, seconded by Cllr Coles and agreed (one abstention) to recommend APPROVAL of this application).
- (i) 2021/1050/FUL – Erection of agricultural building for storage – Land South East of Cold Harbour Farm, Meare Road, Glastonbury – Mr & Mrs Goldsmith – Full Application.
(Cllr Barnett proposed, seconded by Cllr Outten and unanimously agreed to recommend REFUSAL of this application due to the following material conditions:
- *Inappropriate position with the road;*
 - *Approval would create a precedent meaning it would be difficult to object to similar proposals;*
 - *Flood risk;*
 - *No business need;*
 - *Outside of development boundaries;*
 - *The cumulative impact of the development when considered alongside other development will have an advert impact on the area)*
- (j) 2021/1225/HSE – Erection of single storey side extension – 24 St Dunstons Close, Glastonbury, BA6 9AR – Householder Application.
(Cllr Outten proposed, seconded by Cllr Smyth and agreed (with one abstention) to recommend APPROVAL of this application).
- (k) 2021/1285/HSE – Erection of garage – 10 Wells Road, Glastonbury, BA6 9DH – Mr & Mrs Bjorkstrand – Householder Application
(Cllr Cousins proposed, seconded by Cllr Tucker and unanimously agreed to recommend REFUSAL of this application due to the following material conditions:
- *Inappropriate street scene/look out of place;*
 - *Approval would create a precedent meaning it would be difficult to object to similar proposals).*

11. Any Other Business

Cllr Tucker proposed that the time of the Planning Committee meeting needs to be shown and not just “to start immediately after another meeting”. Cllr Cousins seconded this action and it was unanimously agreed that a Start Time must be shown on the Agenda.

----- Chair
20th July 2021