



Glastonbury Town Council

Meeting of the Planning Committee held at 7.00pm on 17th August 2021 in the Council Chamber at Glastonbury Town Hall

PRESENT: Councillors: M Smyth (Deputy Chair), L Browne, S Barnet, L MacDougall, P Lund, B Outten and I Tucker

IN ATTENDANCE: Gerard Tucker (Town Clerk) and Sarah Hallam (Admin).

APOLOGIES: Cllrs: I Mutch, J Cousins (Mayor), C Prior, J Keery, S Roney-Dougal

17. Apologies.

18. Declaration of Interest.

Item 5b – Planning Committee as Herbies Field owned by Council.

Item 5b – Cllr Tucker as he & the applicant are both Board members of the Town Investment Plan.

Item 5d – Cllr Outten as he knows the tenants of the flats above the property.

19. To approve the minutes of the meeting of the Planning Committee held on 20th July 2021.

20. Matthew Halstead from Crossman Acquisitions attended re: Residential Development Proposal – Land at Northload Bridge Road, Glastonbury.

Matthew Halstead from Crossman Associates presented to the Planning Committee ideas they have for a development at Northload Bridge Farm.

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

Planning Permission Approved by Mendip District Council

(a) 2021/1149/FUL – Proposed 2 bedroom replacement dwelling - 43 Hill Head, Glastonbury, BA6 8AW, Mr & Mrs Switzer – Full Application.

(Cllr Tucker proposed, seconded by Cllr Coles and unanimously agreed to recommend APPROVAL of this application).

(b) 2021/1401/HSE – Conversion of store/garage into living space - 1 Rebels Way, Glastonbury, BA6 9QD - Mr & Mrs Tweed – Householder Application.

(Cllr Browne proposed, 2nd by Cllr Barnet and unanimously agreed to recommend APPROVAL of this application. However, the Committee are concerned about the lack of parking).

(c) 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).*

- (d) 2021/1404/TPO – T1 Oak – reduce the lateral spread of the two leaders to suitable new leading growth points (approx. 5m), T2 Oak – prune the height to leave the tree reduced to a suitable new leader (approx. 3m) – 1 Porch Close, Glastonbury – Sweetman – Works/Felling of TPO Trees.
(Cllr Smyth proposed, seconded by Cllr Barnet and unanimously agreed to recommend APPROVAL of this application).
- (e) 2021/0901/HSE – Conversion and extension of garage to form an annexe – 92 Boundary Way, Glastonbury, BA6 9PH – Ms Bulman-Wills – Householder Application.
(Cllr Cousins proposed, seconded by Cllr Tucker and unanimously agreed to recommend APPROVAL of this application with the condition that the annexe remains part of the main property).
- (f) 2021/1225/HSE – Erection of single storey side extension – 24 St Dunstans Close, Glastonbury, BA6 9AR – Householder Application.
Cllr Outten proposed, seconded by Cllr Smyth and agreed (with one abstention) to recommend APPROVAL of this application).

Planning Permission Refused

- (a) 2021/1050/FUL - 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 Barnet 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).*

Planning Appeal

N/A

Withdrawn

N/A

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

- (a) 2021/1592/HSE – Demolish existing garage/utility, and rebuild as a bedroom utility, shower room, extend the current kitchen – 18 Underwood Road, Glastonbury, BA6 9BG – Mrs Jane Clark – Householder Application.
(Cllr Tucker proposed, seconded by Cllr Outten and agreed (5 for/1 abstention) to recommend APPROVAL of this application).
- (b) 2021/1665/CLE – Application for a certificate of lawful existing development for use of a building as a separate dwelling house – Land at 10 Northload Bridge, Glastonbury – Mr J Cross – Certificate of Use Existing.
(Cllr Smyth proposed, seconded by Cllr Browne and agreed (4 for/1 abstention & 1 not voting) to recommend APPROVAL of this application).

- (c) 2021/1706/TCA – T2 – Horse Chestnut – All round reduction x 50%. T3 – Cherry Tree – Pollard to main knuckles in main stem. T4 – Ash Tree – Fell. – Blenheim House, 19 Chilkwell Street, Glastonbury, BA6 8DQ – Ms P Gould – Works/Felling Trees in a CA
(GTC Planning Committee unanimously agreed to refer this application to the Tree Officer).
- (d) 2021/1678/FUL – Change of use of the ground floor area currently vacant bookmakers (Sui Generis) to a Hot Food Takeaway (Sui Generis) and associated works – 17 Market Place, Glastonbury – Mr Aman Virk – Full Application.
(Cllr Browne proposed, seconded by Cllr Barnet and unanimously agreed to recommend REFUSAL of this application on the grounds of insufficient information on the following:-
- Noise from the premises;*
 - Smells from the premises;*
 - Disturbance to residents above and the surrounding area of the property;*
 - Unsociable opening times;*
 - Bin collection times).*

----- Chair
21st September 2021