



Glastonbury Town Council

Meeting of the Planning Committee held at 7.00pm on 19th October 2021 in the Council Chamber at Glastonbury Town Hall

PRESENT: Councillors: J Cousins (Mayor), S Barnet, S Roney-Dougal, I Tucker, M Smyth (Deputy Chair), L Browne, P Pund, J Keer and I Mutch

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

APOLOGIES: Cllrs: C Prior (Chair), L MacDougall and B Outten

21. Apologies.

22. Declaration of Interest.

Item 5d - Applicant is a GTC Councillor and known by the Committee.

Item 5e – Cllr Cousins knows applicant well/next door neighbour.

Item 5f – Cllrs Tucker, Barnet and Keery know the applicant.

23. To approve the minutes of the meeting of the Planning Committee held on 21st September 2021.

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

Planning Permission Approved by Mendip District Council

- (a) 2021/1298/HSE – Demolish existing UPVC conservatory lean-to at rear and construct flat roofed/cavity wall kitchen/diner – 49 Benedict Street, Glastonbury, BA6 9NB – Mr & Mrs J Bull – Householder Application.

(Cllr Mutch proposed, seconded by Cllr Tucker and unanimously AGREED that the application be supported).

Planning Permission Refused

- (a) 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).

- (b) 2021/1699/HSE – Proposed first floor extension – 102 Boundary Way, Glastonbury, BA6 9PH – Mr and Mrs Fear – Householder Application.

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

- (c) 2021/1880/HSE – Conversion of garage and extension to rear – 2 Gunwyn Close, Glastonbury, BA6 8HB – Ms Draupadi Gershewitch – Householder Application.
(Cllr Roney-Dougal proposed, seconded by Cllr Tucker and unanimously agreed to recommend APPROVAL of this application (with 1 abstention)
- (d) 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.
- (e) 2021/1374/HSE – Replacement front door (Retrospective) – 109 Benedict Street, Glastonbury, BA6 9NQ – Mr Peter Man – Householder Application.
(Cllr Barnet proposed to recommend APPROVAL of this application (4 / 1 abstention).
- (f) 2021/1875/FUL – Change of use from bed & breakfast accommodation (C1) to supported accommodation for young people (C2), together with staff offices and meeting space – 1 Park Terrace, Street Road, Glastonbury, BA6 9EA – YMCA Brunel – Full Application.
(GTC declared an interest as the Council Financially supports the Applicant YMCA Brunel – therefore it was not discussed or voted on).
- (g) 2021/2021/TCA - T1 - Apple tree to the rear to restructure back to previous pruning points to maintain the tree in scale with its surroundings - 1 Launder Close, Glastonbury, BA6 8AZ - Works/Felling Trees in a CA.
(GTC Planning Committee unanimously agreed to recommend APPROVAL of this application).

Planning Appeal

N/A

Withdrawn

N/A

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

- (a) 2021/1809/CLE – Certificate of lawful existing use of caravan for residential purposes – Land at Cooks Corner Greens Drove, Glastonbury – Mr C White – Certificate of Use Existing.
(Cllr Cousins proposed, seconded by Cllr Browne and agreed (with 1 abstention) to recommend REFUSAL of this application for the reasons of precedent:- That council is concerned that there has been irregular occupation of the site and if this application is approved, similar applications could follow in due course.

It was further suggested and AGREED that the Clerk informs both the Somerset Rivers Authority and the Environment Agency as a concern was expressed about the number of abandoned vehicles on the site which could be contributing to pollutants in the water course.

Cllr Henderson informed that he would inform Mendip District Council of the councils additional concerns.

- (b) 2021/1999/LBC – Stone repair, repointing and window lintel replacement to South East Elevation – Northload Hall, 56 Northload Street, Glastonbury, BA6 9QE – LiveWest Homes Ltd - Listed Building Consent.
(GTC Planning Committee unanimously agreed to recommend APPROVAL of this application).

- (c) 2021/1961/HSE – Conversion of garage into bedroom and shower room – 12 Lower Actis, Glastonbury, BA6 8DP – Mrs J Mills – Householder Application.
(Cllr Cousins proposed and unanimously agreed (with 1 abstention) to recommend APPROVAL of this application).
- (d) 2021/2207/TCA – T1 Ash – Fell – 77 Chilwell Street, Glastonbury, BA6 8DD – MacDougall – Works/Felling Trees in a CA.
(GTC declared an interest as the applicant is a GTC Councillor and therefore it was not discussed, only to refer it to the Tree Officer).
- (e) 2021/2232/HSE – Erection of a kitchen infill extension and art studio in rear garden – 74 Wells Road, Glastonbury, BA6 9BR – Mrs Maria McDonald – Householder Application.
(Cllr Tucker proposed, seconded by Cllr Keery and unanimously agreed (with 4 abstentions) to recommend REFUSAL of this application for the following reasons:-
- Proposed building is large and out of scale).
- (f) 2021/2236/HSE – Erection of a first floor dormer – Applesteep House, Cinnamon Lane, Glastonbury, BA6 8BN – Mrs J Adams – Householder Application.
(Cllr Cousins proposed, seconded by Cllr Browne and unanimously agreed (with 3 abstentions) to recommend APPROVAL of this application).
- (g) 2021/1951/FUL – Installation of a 20m monopole, 12 no. apertures, 2 no. equipment cabinets, alongside the removal of the existing 12.5m monopole and development ancillary thereto – Communication Station, Park Farm Road, Glastonbury – H3G (UK) Ltd – Full Application
(Cllr Cousins proposed, seconded by Cllr Barnet and agreed (6 in favour / 3 against) to recommend REFUSAL of this application on the following grounds:-
- The height of this mast is considered to be too large
 - The visual impact of the mast on the local landscape, in particular the vista from Wearyall Hill and Tor, both protected sites.

The Committee asked the clerk to inform/remind Mendip District Council that Glastonbury Town Council has adopted the Precautionary Principle; opposing the roll-out of 5G until further information is made available on the safety or otherwise of the technology).

----- Chair
16th November 2021