



Glastonbury Town Council

Meeting of the Planning Committee held at 7.00pm on 16th November 2021 in the Council Chamber at Glastonbury Town Hall

PRESENT: Councillors: J Cousins (Mayor), C Prior (Chair), S Barnet, S Roney-Dougal, I Tucker, M Smyth (Deputy Chair), L MacDougall, P Lund, J Keery, and I Mutch

IN ATTENDANCE: Gerard Tucker (Town Clerk), Sarah Hallam (Admin) and Cllr Henderson

APOLOGIES: Cllrs: L Browne and B Outten

25. Apologies.

26. Declaration of Interest.

- Item 5d - Cllrs Cousins, Barnet and Roney-Dougal knows the applicant.
- Item 5e – Cllrs Barnet and Roney-Dougal know neighbours.
- Item 5f – GTC owns land adjacent to Common Moor Drove.
- Item 5h – Cllr Tucker’s Parent is a neighbour.

27. To approve the minutes of the meeting of the Planning Committee held on 19th October 2021.

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

Planning Permission Approved by Mendip District Council

- (a) 2021/1455/FUL - – Planning Change of Use for First Floor (D1 to E(b)) and associated internal alteration and refurbishment works (all floors), to improve public entrance, toilet facilities and fire protection – 3 Church Lane, Glastonbury, BA6 9JQ – Rev. David MacGeoch – Full Application.
(Cllr Barnet proposed, seconded by Cllr Browne and unanimously agreed to recommend APPROVAL of this application).
- (b) 2021/1456/LBC – Planning Change of Use for First Floor (D1 to E(b)) and associated internal alteration and refurbishment works (all floors), to improve public entrance, toilet facilities and fire protection – 3 Church Lane, Glastonbury, BA6 9JQ – Rev. David MacGeoch – Listed Building Consent.
(Cllr Barnet proposed, seconded by Cllr Browne and unanimously agreed to recommend APPROVAL of this application).
- (c) 2021/2207/TCA - 2021/2207/TCA – T1 Ash – Fell – 77 Chilkwell 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).
- (d) 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.

- (e) 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).
- (f) 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).

Planning Appeal

N/A

Withdrawn

N/A

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

- (a) 2021/2277/TCA – T1 & T2 Elm – Fell and T3 & T4 Sycamore – Fell - Gorsedd Coursing Batch, Glastonbury, BA6 8BH – Mr Simon O’Neill – Works/Felling Trees in a CA.
(GTC Planning Committee unanimously agreed to recommend APPROVAL of this application but also to refer to the Tree Officer on the grounds it is considered the trees are of low value).
- (b) 2021/2304/TCA – T1: Pitisporum – Reduce crown by 30-40% to previous pruning points – 3 Park Cottages, Benedict Street, Glastonbury, BA6 9NF – Mrs M Torode – Works/Felling Trees in a CA.
(GTC Planning Committee unanimously agreed to recommend APPROVAL of this application and to refer to the Tree Officer).
- (c) 2021/2322/HSE – Demolish garage and utility area and erect single storey side extension – 9 Austin Road, Glastonbury, BA6 9BB – Debbie Shoemark – Householder Application.
(Cllr Cousins proposed, seconded by Cllr Tucker and unanimously agreed to recommend APPROVAL of this application).
- (d) 2021/1974/HSE – Erection of replacement porch (retention of works already completed) – 2 Coombe Terrace, Bove Town, Glastonbury, BA6 8JF – Householder Application.
(GTC Planning Committee agreed (5 in favour / 3 abstentions) to recommend APPROVAL of this application).

- (e) 2021/2265/OTS – Outline Planning Application with all Matters Reserved except for access and layout for the development of 6 detached dwellings – Land at 351328 138314 Ashwell Lane, Glastonbury – SJ Field Ltd – Outline – Some Matters Reserved.
(The Applicant Mr J Field attended the meeting and read out a statement regarding his application and answered questions from the Committee.

Cllr Tucker proposed, seconded by Cllr Keery to recommend approval of this application (2 in favour / 3 against / 3 abstentions). The application is therefore recommended for REFUSAL on the following material conditions:

- Similar developments in the area in the past have not been supported and therefore there is a concern of setting a precedent,
 - Absence of a full ecological survey,
 - If Mendip DC are mindful to support this application, GTC requests that the special landscape features and national importance of the location are taken into consideration.
- (f) 2021/2466/OTS – Application for Outline Planning Permission with some matters reserved for the erection of up to 90 dwellings along with associated open space and infrastructure with details of access – Land at 349724 139873 Common Moor Drove, Glastonbury – Outline – Some Matters Reserved.
(GTC Planning Committee did not discuss this application in view of the Town Council owning neighbouring land on 3 sides of the application site. Councillors were informed that they can submit their comments directly to the planning authority if they so wish).
- (g) 2021/2506/TCA – T1 Apple – balance crown, prune and scale canopy to approx. 4m – 2 Launder Close, Glastonbury, BA6 8A – Aster – Works/Felling Trees in a CA.
(GTC Planning Committee unanimously agreed to recommend APPROVAL of this application and to refer to the Tree Officer).
- (h) SCC/3892/2021 - Construction of a new school building to provide space for an Autism Spectrum Condition (ASC) Base at St. Dunstan School in Glastonbury, including a new drop off space and amendments to the existing highway - St Dunstan's School.
(GTC Planning Committee agreed (6 in favour / 3 abstentions) to recommend APPROVAL of this application) and would also add that sustainable materials are used in the construction).
- (i) 2021/2334/ADV – Erection of 5 illuminated and un-illuminated fascia signs on the coffee shop building and 10 illuminated and non-illuminated totem signs on the forecourt – B&Q Plc, Wirral Park Road, Glastonbury, BA6 9XE – South Somerset District Council – Application to Display Adverts.
(GTC Planning Committee unanimously agreed to recommend REFUSAL of this application on the following material considerations:-
- Excessive signage / visual clutter,
 - The proximity of the site to Wearyall Hill (protected landscape feature),
 - The vista/view from Wearyall Hill and the Tor (protected landscape feature and scheduled monument),
 - The 10m tall sign is considered excessive).
- (j) 2021/2383/TPO – M1382: T1 (Oak) – Reduce crown by up to 2m, prune wounds less than 60mm in diameter and target prune to appropriate unions – 2 Ashwell Lane, Glastonbury, BA6 8BG – Mr Knickerbocker – Works/Felling of TPO Trees.
(GTC Planning Committee unanimously agreed to recommend APPROVAL of this application and to refer to the Tree Officer).

(k) 2021/2388/FUL – Erection of agricultural building for storage – Land South East of Cold Harbour Farm, Meare Road, Glastonbury – Mr & Mrs Goldsmith – Full Application.
(Cllr Smyth proposed, seconded by Cllr Cousins to recommend REFUSAL of this application on the following material considerations:-

- Approval would create a precedent & difficult to object to similar proposals,
- Flood risk,
- Outside of development boundaries,
- Inappropriate position with the road,
- The cumulative impact of the development when considered alongside other development will have an adverse impact on the area

----- Chair
21st December 2021