



Glastonbury Town Council

Meeting of the Planning Committee held at 7.00pm on 21st December 2021. This was a virtual meeting due to the regulations associated with Covid-19

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

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

APOLOGIES: Cllrs: B Outten, S Barnet and P Lund

29. Apologies.

30. Declaration of Interest.

Item 5(i) – 2021/2733/FUL - Cllrs Cousins and Tucker know the applicant.

31. To approve the minutes of the meeting of the Planning Committee held on 16th November 2021.

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

Planning Permission Approved by Mendip District Council

- (a) 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).
- (b) 2021/2081/HSE - Erection of a single and a two storey extensions – 3 Merrick Road, Glastonbury, BA6 9AT – Mr R Clarke – Householder Application.
(Cllr Tucker proposed, seconded by Cllr Barnet and unanimously agreed to recommend APPROVAL of this application).
- (c) 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).
- (d) 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).
- (e) 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

- (f) 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
- (g) 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).

Planning Permission Refused

- (a) 2021/0100/FUL – Installation of 1no. New Jet Wash bay and 1no. New floodlight. New air, water and vacuum bay and 2no. car parking spaces – Wirral Park Service Station, Wirral Park Road, Glastonbury, BA6 9XE – Full Application.
(Cllr Tucker proposed, seconded by Cllr Outten and unanimously agreed to recommend APPROVAL of this application – however, the Committee is concerned that the landscaped strip already in situ is being eroded and are therefore keen to see further landscaping).
- (b) 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.

Planning Appeal

N/A

Withdrawn

- (a) 2021/0583/FUL – Erection of two adjoining B2 units – Land at 349154 139025 Dyehouse Lane, Glastonbury, BA6 9LZ – Mr T Napper – Full Application.
(GTC Planning Committee voted 6 for, 5 abstentions to recommend APPROVAL of this application). Note – Applicant Mr T Napper is a Somerset County Councillor and is therefore known to all Councillors).

Planning Appeal

N/A

Withdrawn

N/A

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

- (a) 2021/2620/TPO – T1 Oak (M294) – prune the low lateral branches by 2m – 4 Chalice Hill Close, Glastonbury, BA6 8AY – Mrs Woodcock – Works/Felling of TPO Trees.
(Cllr Smyth proposed, seconded by Cllr Roney-Dougal to recommend APPROVAL of this application, but also to refer to the Tree Officer).
- (b) 2021/2602/HSE – Erection of rear single storey extension – 8 Dod Lane, Glastonbury, BA6 8BZ – Mr & Mrs Davis – Householder Application.
(Cllr Keery proposed, seconded by Cllr Tucker and unanimously agreed to recommend APPROVAL of this application).
- (c) 2021/2435/FUL – Demolition of existing building and replacement with the erection of a light industrial building – Park Farm, Park Farm Road, Glastonbury, BA6 9NN – Mr C White – Full Application.
(GTC Planning Committee voted 6 for/1 against to recommend APPROVAL of this application, but would add that it is sad to see the last heritage building go from the site and would hope that to mitigate the new build they would plant trees/screening).
- (d) 2021/2342/TCA – G1 (Ash Group) – Fell. T1 Ash – Fell – Hepworth, Bulwarks Lane, Glastonbury, BA6 8JL – Mr B Hepworth – Works/Felling Trees in a CA.
(GTC Planning Committee unanimously agreed to recommend APPROVAL of this application, but would also refer to the Tree Officer).
- (e) 2021/2571/HDG – Hedgerow removal to facilitate the installation of a new water main – Land south west of A371 Between Wells and Glastonbury – Mr S Rawlings – Hedgerow Removal.
(GTC Planning Committee unanimously agreed to recommend APPROVAL of this application).
- (f) 2021/2669/ADV – 1 no. Externally illuminated fascia sign, 1 no. externally illuminated projecting sign and 1 no. edge illumination poster display sign – 17-18 Market Place, Glastonbury – Susan Henley – Application to Display Adverts.
(Cllr Smyth proposed, seconded by Cllr Cousins and unanimously agreed to recommend REFUSAL of this application, based on the following material considerations:-
- The proposal is not in keeping with the stylistic context and character of the local area,
 - The proposal will have a negative impact on the area through light pollution;
 - The proposal will destroy the ambience and have an impact on a conservation area)
- (g) 2021/2692/HSE – Erection of two storey side extension and internal alterations – 40 Old Wells Road, Glastonbury, BA6 8EA – Mr & Mrs P Pooley – Householder Application.
(Cllr Tucker proposed, seconded by Cllr Keery and unanimously agreed to recommend APPROVAL of this application).
- (h) 2021/2711/TCA – T1 – Horse Chestnut – Reduce crown by upto 5m – Abbey Gatehouse, Magdalene Street, Glastonbury, BA6 9EL – Mr Nick Connett – Works/Felling Trees in a CA.
(Cllr Smyth proposed, seconded by Cllr Tucker and unanimously agreed to recommend APPROVAL of this application, but to also refer to the Tree Officer).
- (i) 2021/2733/FUL – Replacement 1no. dwelling house – Land at 10 Northload Bridge, Glastonbury – Mr J Cross – Full Application.
(Cllr Keery proposed, seconded by Cllr Mutch and unanimously agreed to recommend APPROVAL of this application).

33. ANY OTHER BUSINESS

- (a) The Committee agreed that the Clerk (Sarah Hallam) would write to Mendip DC (copying in Steve Henderson – Ward Councillor) in respect of Planning Application 2021/0100/FUL – Installation of 1no. New Jet Wash bay and 1no. New floodlight. New air, water and vacuum bay and 2no. car parking spaces – Wirral Park Service Station, Wirral Park Road, Glastonbury, BA6 9XE.

This Application was refused; however, we believe the Jet Wash is actually being used.

- (b) LM advised the Committee that the Local Plan Part 2 has been agreed. Glastonbury Town Council are now proceeding with the Neighbourhood Plan.

----- Chair
18th January 2022