



GLASTONBURY TOWN COUNCIL

Minutes of Full Council held on 14 February, 2023 at 7pm	
Councillors Present	R. Cook, J. Cousins, I. Donfrancesco, S. Henderson, Lokabandhu, P. Manning, I. Mutch, T. Napper, M. Oakden, L. Osborn, Z. Price, S. Roney-Dougal, M. Smyth, M. White
Apologies	Cllrs Cottle, MacDougall and Alderman Tucker
In Attendance	Town Clerk, 2 Macebearers, the Vicar, Town Crier, County Councillor Hart and 5 members of the public
Public Participation	2 members of the public spoke during public participation. The subjects raised included: 1. Making Glastonbury a Bus-Friendly Destination

210. APOLOGIES FOR ABSENCE

Cllr Cottle gave apologies owing to illness, Cllr MacDougall gave apologies owing to a conflicting meeting and Alderman Tucker gave his apologies owing to personal commitments.

211. DECLARATIONS OF INTEREST

Cllr Napper declared interests as a member of Street Parish Council and Mendip District Council. Cllr Cousins declared interests as a member of the Town Deal Board, a Director of Avalon Community Energy, a Mendip District Councillor and a member of the Performing Rights Society. Cllr Manning declared an interest as a member of the Town Deal Board. Cllr White declared an interest as a member of the Town Deal Board. Cllr Henderson declared an interest as a Mendip District Councillor.

212. TO APPROVE AND SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETINGS HELD ON 10 JANUARY 2023 AND 19 JANUARY 2023

Cllr Cook raised that at the meeting on 19 January, the Council had requested that the brick-paved sections on Magdalene Street be removed rather than replaced.

The minutes of both meetings were duly **SIGNED** as a correct record by the Mayor.

213. TO RECEIVE AN UPDATE ON ACTIONS FROM THE LAST MEETING

The Town Clerk updated members regards actions raised at the last meeting. The comment regards an alleged breach of planning conditions was passed to Mendip District Council. Queries were raised with the Police regarding categorisation of crimes, and the present system is standardised across the County for reporting of statistics. A budgetary query was raised with the Responsible Finance Officer and had been clarified regards the projected expenditure this financial year. The subject of the defibrillator on the Tor was to be raised with Property and Assets. The

Highways meeting had been successfully organised and held, with the feedback going to the County Council via the two elected members for Glastonbury. Cllr Osborn was put in contact with Police Inspector Reed to help undertake the interviews for the supervisory role which had arisen in the local policing team. The Warm Space in the Town Hall was continuing to be advertised locally. Finally, the Letter of Support for the Enabling Project as part of the Town Deal is pending a reply from Mendip officers as to the format they require it to take.

214. TO NOTE THE NEIGHBOURHOOD BEAT TEAM UPDATE AND LATEST CRIME STATISTICS REPORT

No written update had been received from the beat team in advance of the meeting, but the latest crime statistics report had been provided for members.

Members were reminded that the next date of the Town Centre Crime Working Group was 23 February.

215. TO RECEIVE THE BUDGET MONITORING REPORT

Members considered the report and with no queries, the report was **NOTED**.

216. TO CONSIDER THE SCHEDULE OF PAYMENTS

Members considered the schedule of payments and following clarification from the Town Clerk relating to the invoices for the Basketball Court and that they were covered under the S106 funding from the District Council, was duly **SIGNED** by the Mayor and Deputy Mayor.

217. TO NOTE THE RESOLUTIONS OF DELEGATED COMMITTEES

The following resolutions were **NOTED**:

a) Planning Committee meeting held on 20 December 2022

- 2022/2206/FUL – Development of an open piazza space and the extension, refurbishment and modification of the visitor shop, café and museum buildings to include new toilets. Demolition of the former shop/store building, the central entrance building and toilet block. New hard and soft landscaping – The Abbey, Magdalene Street, Glastonbury, BA6 9EL – J Bell – Full Application.
(This application was not debated due to the Applicant being an adjoining property to Glastonbury Town Council).
- 2022/2265/FUL – Erection of link building/atrium to Glastonbury Town Hall, a rear extension & internal refurbishment works & external works including replacement of first floor balcony, a new accessible lift & landscape works – St Dunstons House, 1 Magdalene Street, Glastonbury, BA6 9EL – Mr C Ogilvie-Davidson – Full Application.
(This application was not debated due to the Applicant being Glastonbury Town Council and is also part of the Town Deal Fund).

- 2022/2266/LBC - Erection of link building/atrium to Glastonbury Town Hall, a rear extension & internal refurbishment works & external works including replacement of first floor balcony, a new accessible lift & landscape works – St Dunstons House, 1 Magdalene Street, Glastonbury, BA6 9EL – Mr C Ogilvie-Davidson – Listed Building Consent.
(This application was not debated due to the Applicant being Glastonbury Town Council and is also part of the Town Deal Fund).
- 2022/2211/FUL – Change of use to Sui Generis for tattoo studio – 3 Northload Street, Glastonbury, BA6 9JJ – Mr Ben Chidgey – Full Application.
(Cllr Cousins proposed, seconded by Cllr Donfrancesco and unanimously agreed to recommend APPROVAL of this application).
- 2022/2346/FUL – Formalise the overflow car park – Middle Wick Farm, Wick Lane, Wick, Glastonbury – Mr & Mrs Barker – Full Application.
(Cllr Donfrancesco proposed, seconded by Cllr Lokabandhu and agreed (with 2 abstentions) to recommend APPROVAL of this application, but would ask that instead of a compacted hardcore surface that a membrane could be installed, covered in stone, soil replaced over the stone, which will allow the regrowth of the grass thereby keeping its natural appearance).
- 2022/2366/TPO – (TPO M1347) – T1 – Black Walnut – Crown lift to give 1m clearance, clear low epicormic growth – The Tribunal, 9 High Street, Glastonbury, BA6 9DP – Mr Chris Bally – Works/Felling of TPO Trees.
(Cllr Smyth proposed and agreed (with 1 abstention) to recommend APPROVAL of this application, but would refer it to the Tree Officer).
- 2022/2376/HSE – First floor extension over existing garage – 2 Stag Way, Glastonbury, BA6 9PR – Mr & Mrs Payne – Householder Application.
(Cllr Cousins proposed, seconded by Cllr Donfrancesco and unanimously agreed to recommend APPROVAL of this application).
- 2022/2232/FUL – Additional use of outbuildings to sui generis (holiday/guest sleeping accommodation ancillary to house) & siting of a bell tent within same use – 3 Chilkwell Street, Glastonbury, BA6 8DJ – Dr P Banks – Full Application.
(Members of the Public - Mr C Allen, Mr P Eade & Mr T Rowntree all spoke and raised their concerns about this application).

Cllr Smyth proposed, seconded by Cllr White and unanimously agreed to recommend REFUSAL of this application, based on the following material considerations:-

- The cumulative impact of the additional use of outbuildings to sui generis (holiday/guest sleeping accommodation ancillary to house) when considered alongside the existing development will have an adverse impact on the area.
- The existing development is not in keeping with the stylistic context or scale of the local area.
- The existing development will have a negative impact on the amenity of all neighbouring properties, through noise, overlooking, overshadowing, smells, light pollution, loss of daylight, loss of privacy, dust, vibration or late night activities.

- The existing development may cause traffic problems such as traffic generation, access or safety problems.
 - The existing development reduces the amount car parking available or provides insufficient parking space itself.
 - Approval would create a precedent meaning that it would be difficult to object to similar proposals.
 - The existing development has environmental health impacts such as the use of hazardous materials or ground contamination.
 - The layout and density of the existing development is inappropriate.
- 2022/2360/ADV - Erection of illuminated signs to the exterior of the building – Becketts Inn, 43 High Street, Glastonbury, BA6 9DS – Red Oaks Tavern – Application to Display Adverts. (Cllr Lokabandhu proposed, seconded by Cllr White and unanimously agreed to recommend APPROVAL of this application).
 - 2022/2365/LBC - Erection of illuminated signs to the exterior of the building – Becketts Inn, 43 High Street, Glastonbury, BA6 9DS – Red Oaks Tavern – Listed Building Consent. (Cllr Lokabandhu proposed, seconded by Cllr White and unanimously agreed to recommend APPROVAL of this application).
 - 2022/2387/FUL – New feature cladding, new plant room access doorway along with the installation of new HVAC & AC systems – Kingdom Hall of Jehovahs Witnesses, Old Wells Road, Glastonbury, BA6 8ED – Full Application. (Cllr Lokabandhu proposed, seconded by Cllr Donfrancesco and unanimously agreed to recommend APPROVAL of this application).

b) St Dunstan’s Project Implementation Sub-Committee meeting held on 11th January 2023

- It was proposed by Cllr Cousins that the advert for the role of Project Coordinator be agreed and advertised. This was seconded by Cllr Donfrancesco and RESOLVED unanimously.

c) Planning Committee meeting held on 17th January 2023

- 2022/2461/TCA – T2 & T3 – Common Limes – Fell - St Johns Car Park at rear of High Street, Northload Street, Glastonbury, BA6 9JJ – Mr Chris Loughlin – Works/Felling Trees in a CA. (Cllr Smyth proposed and unanimously agreed to refer this application to the Tree Officer).
- 2022/2478/HSE – Erection of first floor extension to detached garage to create home office/studio annexe – 31 The Archers Way, Glastonbury, BA6 9JB – Mr L Strange – Householder Application. (Cllr Manning proposed, seconded by Cllr White and agreed (with 1 abstention) to recommend REFUSAL of this application on the following material considerations:-
 - The proposal will put pressure on parking.
 - Approval would create a precedent meaning that it would be difficult to object to similar proposals
 - Overdevelopment.

- 2022/2293/FUL – Temporary retention of existing agricultural workers mobile home (3 year) – Paradise Farm, Edgarley Road, Edgarley, Glastonbury – Mr R Whitcombe – Full Application. (Cllr White proposed, seconded by Cllr Mutch and unanimously agreed to recommend APPROVAL of this application).
- 2022/1102/FUL – Conversion of barn to dwelling - Land to Rear of 8 Havyatt, Glastonbury – Mr & Ms Egert & Slocombe – Full Application. (Cllr Lokabandhu proposed, seconded by Cllr Mutch and unanimously agreed to recommend APPROVAL of this application).
- 2022/0018/HSE – Installation of replacement windows – Garthowen, Street Road, Glastonbury, BA6 9EG – Mrs Stitch – Householder Application. (Cllr Smyth proposed, seconded by Cllr White and agreed (with 1 abstention) to recommend APPROVAL of this application).

d) Town Hall Revenue Sub Committee held on 12th January 2023

- Cllr Manning proposed that the Town Council offer a café and bar service for events in the Town Hall from January 2023. This was seconded by Cllr White and **RESOLVED** unanimously.

e) Property & Assets Committee meeting held on 18th January 2023

- Cllr Cousins proposed that the Chair and Deputy Chair of Property and Assets work with the Town Clerk and Responsible Finance Officer to schedule the necessary improvement works to footpaths. This was seconded by Cllr White and RESOLVED unanimously
- Cllr Cousins proposed moving forward with works to the Town Hall to improve energy efficiency as identified by the Climate Emergency and Resilience Officer. This was seconded by Cllr Roney-Dougal and RESOLVED unanimously
- Cllr Cousins proposed that the Town Council make the £100 donation to Zero Carbon World and obtain a replacement free-to-use EV charger for St Dunstan’s car park. This was seconded by Cllr Roney-Dougal and RESOLVED unanimously.
- Cllr Manning proposed that Mendip District Council are approached and an offer made to re-site some of the Town Centre Tree Tanks to St John’s car park to replace the trees lost as a result of a planning application for enhanced toilet facilities. This was seconded by Cllr White and RESOLVED unanimously.

f) Staffing Committee held on 30th January 2023

- Cllr Henderson proposed that Consultant C (Plan-et Community) be awarded the contract to see the Neighbourhood Plan to completion. This was seconded by Cllr Oakden and RESOLVED unanimously

g) Staffing Committee held on 6th February 2023

- Cllr Smyth proposed that the Town Council explore opportunities arising at the Town's Museum at the Tribunal building. This was seconded by Cllr Oakden and **RESOLVED** unanimously

218. TO RECEIVE UPDATES FROM ADVISORY COMMITTEES AND CONSIDER RECOMMENDATIONS FOR DECISION

a) Arts, Culture & Events Advisory Committee meeting held on 24th January 2023

Three recommendations for consideration:

1. Recommend to Full Council that it takes responsibility for the 2023 road closure for Beltane on 1st May, and utilise Herbie's Field for parking on the May Day Bank Holiday.

Cllr Smyth proposed that this recommendation be accepted. This was seconded by Cllr Roney-Dougal and **RESOLVED** by majority.

2. Recommend to Full Council to apply for a road closure for the Bank Holiday Coronation celebrations "The Big Lunch" Sunday 7th May.

Cllr Cousins proposed that this recommendation be accepted. This was seconded by Cllr Oakden and **RESOLVED** unanimously.

3. Recommend to Full Council to hold awards at the Coronation Celebration on Monday 8th May in Glastonbury Abbey to recognise the work of local voluntary groups and individuals, and invite His Majesty's Lord-Lieutenant Mr Mohammed Saddiq to present the awards.

Cllr Price proposed that this recommendation be accepted. This was seconded by Cllr Oakden and **RESOLVED** unanimously.

b) Climate & Ecological Emergency Advisory Committee meeting held on 26th January 2023

Two recommendations for consideration:

1. It was proposed that GTC set up a Task & Finish group, tasked with making Glastonbury a Bus-friendly town, and defining what that means. Proposed by Laura W, seconded by Laura S, and voted for unanimously.

Cllr Cousins proposed that the recommendation be accepted. This was seconded by Cllr Donfrancesco and **RESOLVED** unanimously.

On the above topic, it was **AGREED** that Cllr Osborn be the Glastonbury Town Council representative to the Somerset Bus Partnership.

2. The Committee recommendation to Full Council that they should ring-fence £300 of their funds for the Food and Farming People's Assembly in March.

Cllr Cousins proposed that this recommendation be accepted. This was seconded by Cllr Price and **RESOLVED** unanimously.

219. TO CONSIDER IF THE TOWN COUNCIL SUPPORTS A PROPOSED ARTWORK ON THE WALL AT THE END OF BENEDICT STREET ADJACENT TO THE BYPASS

Members received an update from the Town Clerk as to ongoing enquiries about a mural on the red-brick wall at the end of Benedict Street adjacent to the bypass. Members of the public had been stopped painting on the wall by the Police following complaints, and a wish had been expressed to cover up and prevent graffiti on the wall by painting a mural. The County Highways Department, as landowners of the area on which the wall is built have no objections to the Benedict Street side being painted. The planning authority would need to be asked as Benedict Street is in a Conservation Area.

A member of the public was invited by the Mayor to speak to the item and gave members more background.

Following discussion, Cllr White proposed that the Town Council support the painting of a mural at this location subject to it being a suitable design and all of the necessary permissions being sought. This was seconded by Cllr Mutch and **RESOLVED** unanimously.

220. TO REVIEW A DRAFT OF THE 2023-24 PRECEPT LEAFLET

The Town Clerk presented a draft of the 2023-24 Precept Leaflet. Several proposed improvements were noted and the Town Clerk is to work with Cllr Roney-Dougal to refine the leaflet for printing and distribution.

221. TO CONSIDER WHETHER TO CREATE A 'TOWN IMPROVEMENTS' COMMITTEE, ESTABLISH ITS MEMBERSHIP AND SET THE DATE OF THE NEXT MEETING OR WHETHER TO AMEND THE TERMS OF REFERENCE FOR THE EXISTING PROPERTY AND ASSETS COMMITTEE TO INCLUDE WIDER 'TOWN IMPROVEMENTS'

With a view to the Town Council being more proactive and outward-facing as the new Unitary Authority comes into force on 1 April, the Town Clerk updated members on the Town Council's current lack of ability to consider 'Town Improvements' outside of Full Council. Neighbouring Town Council's had recently delivered positive public realm improvements and this could be an example for Glastonbury to adopt.

Members discussed the advantages and disadvantages of setting up a new committee, or adding to the remit of an existing committee. In order to reduce the calendar of meetings, 'Town Improvements' could be worked into the Terms of Reference for the Property and Assets Committee.

Cllr Smyth proposed that the revised Terms of Reference for the Property and Assets Committee be accepted, but that the name remains 'Property and Assets Committee'. This was seconded by Cllr White and **RESOLVED** unanimously.

222. TO RECEIVE COUNTY COUNCILLOR REPORTS

County Councillor Cottle circulated, via the Town Clerk, a written update in advance of the meeting.

County Councillor Hart gave a verbal report to members at the meeting.

223. TO RECEIVE DISTRICT COUNCILLOR REPORTS

District Councillor Cousins had little to report in the last few months of Mendip District Council but updated members on developments within the Axe and Brue Drainage Board.

District Councillor Henderson updated members regards two recent meetings and the outcome of the Judicial Review on the Local Plan Part 2.

District Councillor MacDougall had distributed a report in advance of the meeting via officers.

District Councillor Cottle was absent from the meeting owing to illness.

224. TO RECEIVE VERBAL UPDATES FROM REPRESENTATIVES TO OUTSIDE BODIES

Cllr White updated members regards progress to date in the Glastonbury Town Deal and that Glastonbury Abbey had successfully received planning permission for their project.

Cllr Napper updated members about the Glastonbury Carnival Committee and their presentation evening at Compton Dundon Village Hall.

225. MAYOR'S ANNOUNCEMENTS

The Mayor made members aware of the upcoming Mayor's Event 'Stones for Avalon' in the Town Hall, all day on Saturday 29 April. This event will be to raise funds for the Glastonbury People's Trust as the nominated Mayor's Charity and will include a premier screening of an award winning film by a local film maker, music and other entertainment.

226. COMMUNICATIONS AND ANNOUNCEMENTS

There were no further communications or announcements.

227. CORRESPONDENCE

The Mayor raised that he had received correspondence relating to concerns for the welfare of livestock and that if other Councillors or officers received the same, to signpost residents to report these to the RSPCA.

228. NEWS RELEASES

News contained within and of the Precept Leaflet was considered newsworthy at the time when it is ready for publication.

229. ACTIONS ARISING FROM THE MEETING

The Town Clerk had captured the actions arising from the meeting, including: making the amendments to the highways meeting minutes, requesting the beat team for an update ahead of the next meeting, continuing to liaise with various parties regards the wall a the end of Benedict Street, amending the terms of reference for the Property and Assets Committee and working on the Precept Leaflet with Cllr Roney-Dougal.

230. TO NOTE THE DATE OF THE NEXT MEETING

Tuesday 14 March 2023

SIGNED:	DATE:
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