

**Meeting of the Planning Committee held on 24th July 2012 in the Council Chamber at
Glastonbury Town Hall at 7pm**

PRESENT: Councillors: Black, Cousins, Forster, Henderson, Michell, Shepherd and Tucker

IN ATTENDANCE: Councillor Brunsdon
Lisa Williams (Admin Assistant)

APOLOGIES: None

PUBLIC PARTICIPATION: None

11. APPOINTMENT OF CHAIRMAN

RESOLVED to appoint Councillor Ian Forster as Chairman for the ensuing year

12. APPOINTMENT OF DEPUTY CHAIRMAN

RESOLVED to appoint Councillor Steve Shepherd as Deputy Chairman for the ensuing year

13. DECLARATIONS OF INTEREST: Councillor Tucker declared a personal and prejudicial interest in application 2012/1336. Councillor Brunsdon declared a personal interest in 2012/1336. Councillor Shepherd declared a personal interest in applications 2012/1309 & 2012/1349

14. MINUTES

The minutes of the meeting of the Planning Committee held on 26th June 2012, copies of which had been previously circulated to members, were taken as read and signed by the Chairman as a correct record.

15. CORRESPONDENCE

The following correspondence received from Mendip District Council since the last meeting was considered and noted.

Planning Permission Granted

- a) 2012/1134 – Boon Brown Architects – Application for a non-material amendment to planning consent 2009/1890 involving alteration to the layout of plots to provide alternative locations of cycle stores and provision of individual cycle stores for plots 6 & 7, deletion of rooflights from unit 6 – Former Industrial Units, George Street – Former Industrial Units, George Street
- b) 2012/0853 – Ms L Durnan – 1st Schedule: Application for a lawful development certificate for proposed internal alterations and new sliding doors to rear elevation (ground floor) – 18 Fairfield Gardens
- c) 2012/1061 – Nigel Bell – Proposed pruning of 2 Walnut Tree in a Conservation Area – - 3A Magdalene Street
- d) 2012/1056 – Mr M Fitzgerald – Discharge of condition 20 (external lighting) of planning permission 067639/010 (as amended by permission 2012/0667) – Former Avalon Plastics site, Wirral Park Road

Planning Permission Split Decision

- e) 2012/0381 – Mr David West – Approval of details reserved by condition for planning consent 2011/0034 concerning conditions 2 (materials), 3 (tree protection), 4 (access arrangements), 7 (hard and soft landscaping) and 9 (surface and foul water) – Land adjacent to 78 Wearyall Hill House

Planning Appeal

- f) 2011/2651 – Rachel Carter – Demolition of single storey outbuildings, alterations to existing dwelling (71 Chilkwell Street) and the erection of 4 dwellings with associated alterations to existing access – 71 Chilkwell Street

The former recommendation of the committee from December 2011 was forwarded to the Planning Officer dealing with this appeal and also to the Planning Inspectorate

16. Neighbourhood Planning

- a) To consider the feedback from Frome and Dawlish Councils regarding Neighbourhood Planning (both enclosed with Agenda)

The committee decided to defer this matter until Councillor Forster had attended the Somerset Towns Forum event on 25th September

- b) To elect a volunteer to attend Somerset Towns Forum 25th September at the Genesis Centre in Taunton 5pm.

“ Whether undertaking a Neighbourhood Plan is the best option for Communities.”

“ How to do a Neighbourhood Plan” (Details enclosed with Agenda)

Councillor Ian Forster (Chairman) agreed to attend

The Planning Meeting in September will be moved to Wednesday 26th September to allow Councillor Forster to attend

17. PLANNING APPLICATIONS

The following planning applications were received since the last meeting and it was **RESOLVED** to forward the following comments to the District Council.

Councillor Shepherd takes no part in the decision of the following application

- a) 2012/1309 – Mr James Bradbury – Demolition of existing warehouse building and construction of 20 new dwellings with associated access and parking – 26 Chilkwell Street – Full planning Permission – 13 weeks

Recommend Refusal

Additional Comment: The committee is of the opinion that the design and materials used does not fit in with the immediate street scene and the surrounding conservation area. The proposed brick frontage is not in keeping. The site is in the medieval entrance to the town and has two listed building on either side. The committee would prefer to see maisonettes rather than the 3 storey dwellings proposed. Also the committee would like to see a play area incorporated into the development. The committee has no objection to social housing as a concept but stresses that the development must be in keeping with the character of the existing buildings.

Councillor Shepherd takes no part in the decision of the following application

- b) 2012/1349 – Mr James Bradbury – Demolition of existing warehouse building and construction of 20 new dwellings with associated access and parking – 26 Chilkwell Street – Conservation Area Consent

Recommend Refusal

Additional Comment: The committee is of the opinion that the design and materials used does not fit in with the immediate street scene and the surrounding conservation area. The proposed brick frontage is not in keeping. The site is in the medieval entrance to the town and has two listed building on either side. The committee would prefer to see maisonettes rather than the 3 storey dwellings proposed. Also the committee would like to see a play area incorporated into the development. The committee has no objection to social housing as a concept but stresses that the development must be in keeping with the character of the existing buildings.

Councillor Ian Tucker leaves the room and takes no part in the discussion or decision regarding the following application. Councillor Brunsdon takes no part in the decision.

- c) 2012/1336 – Mr Ian Tucker – Construction of 13 two-storey starter units for light industrial use on a vacant site – Industrial Unit at Beckery Old Road – Full Planning Permission – 8 weeks

Recommend Approval

Additional Comment: The committee thinks that this will enhance the local area, bring in employment and is in keeping with Glastonbury's environmental charter.

Councillor Tucker returns to the room

- d) 2012/1296 – Mr G Kennaway – Replacement of polycarbonate roofing with tiles to match existing, insertion of a rooflight and replacement of existing render to rear with Lime Render – 36 High Street – Listed Building Consent

Recommend Approval

- e) 2012/1399 – M&P Watts – Proposed agricultural worker's dwelling – Land at Chasey's Drove – Full Planning Permission – 8 weeks

Recommend Approval

Additional Comment: The Committee considers that it is not feasible for the farmer to effectively farm his land from his current position.

The Committee whole-heartedly supports the application and the use of materials.

- f) 2012/1542 – Tesco Stores Limited – Erection of signage for new Tesco store which includes car park directional signage, tablet signs, window vinyls, gantry signs and building signage – Tesco Stores Limited, Former Avalon Plastics Site, Old Beckery New Road

Recommend Approval

- g) 2012/1132 – Mr C Daw – The removal and re-building of an internal masonry wall between the living room and bathroom. The reinforcement of the joint between the first floor supporting beam and window lintel – The Homestead, Edgarley Road, Edgarley – Listed Building Consent

Recommend Approval

- h) 2012/2657 – Mr M Higgins – Erection of 2 detached dwellings and a garage with associated access and parking (as amended by plans received 20th June 2012 including omission of 1 dwelling (from 3 to 2)) – 41 Old Wells Road – Full Planning Permission – 8 weeks

Recommend that the decision be left to the planning and tree officer

Additional Comment: The Committee is concerned about the protected trees on the site and how the development will affect them. The Committee recommends that Bo Walsh be consulted

- i) 2012/1525 – Cubex (Glastonbury Ltd) PCDF Second Nominees 24 Limited - Erection of a commercial unit (Use Class B8) and associated car parking – Street Road, Morlands Enterprise Park – Full Planning Permission – 8 weeks

Recommend Approval

- j) 2012/1523 – Cubex (Glastonbury Ltd) PCDF Second Nominees 24 Limited - Morlands Enterprise Park – Erection of commercial building for Use Class B8 (Storage and Distribution) with ancillary trade counter and associated parking - Full Planning Permission – 8 weeks

Recommend Approval

- k) 2012/1176 – Mr Brian Lawford – Conversion of property from shop with stores to a single 2 bedroom flat, including removal of shop front and replacement with a window and partial demolition of single storey rear projections – 28 Benedict Street - Full Planning Permission – 8 weeks

Recommend Approval

- l) 2012/1430 – Mr K Waterman – Application for a new planning permission to replace extant planning permission 118269/003 (Demolition of existing garages and erection of a 1 bed flat and 1 x 2 bedroom maisonette) in order to extend the time limit for implementation – Garages, St John’s Square – Replace Permission to Extend Time Limit Implementation – Full 8 weeks

Recommend Approval

- m) 2012/1345 – Barclay’s Bank PLC – Removing the existing stepped entrance, lowering internal entrance area floor, installing a new 1:2 ramp and lobby. Externally we propose to install a new ornate timber door to replace existing – Full Planning Permission – 8 weeks

Recommend Approval

- n) 2012/1608 – Ms S Lewis – First floor side extension and single storey rear extension - 56 Boundary Way – Householder Planning Permission

Recommend Approval

- o) 2012/1507 – Mrs L Lambert - Conversion of existing flat roof extension and erection of new flat roof extension to provide annexe accommodation – 5 Windmill Hill Road – Householder Planning Permission

Recommend Approval

Chairman, 24th July 2012