

Meeting of the Planning Committee held on 23rd January 2018 in the Council Chamber at Glastonbury Town Hall at 7pm

PRESENT: Councillors: Abbott, Brunsdon, Cottle, Cousins, George, Henderson (Chairman) and Tucker

IN ATTENDANCE: Lisa Williams (Admin), Councillors Napper, Thurgood, Keery, Coles & Knight

APOLOGIES: None

PUBLIC PARTICIPATION – Emily Burten-Shaw spoke regarding the inclusion of the Lowerside allotment site in the proposed MDC Local Plan Part II as land identified for future housing. Emily requested a public meeting be organised between allotment plot holders and the Town Councillors to discuss this issue and alternative land allocation for allotments. The Mayor agreed that this should be organised.

Lyndsay MacDougall spoke regarding the proposed A361 road survey. Lyndsay is of the opinion that the consultation document has been hurried and would like this document to be presented in a way that promotes agreement and solution and not confrontation. Lyndsay would like a 3rd alternative to be available – finding an alternative route with possible updating and an alternative solution.

Mike Smyth spoke regarding the proposed A361 road survey. Mike would like the consultation to reflect a more democratic process. Mike thinks it would have been beneficial to have a public meeting first and for the public to have been informed about the figures involved. As building would be outside the development boundary more information needs to be circulated to the public. Mike considers the proposed questionnaire to be biased and would like to see a public meeting if at all possible.

Indra Don Francesco spoke regarding the proposed A361 road survey. Indra questions the integrity of calling this a consultation. Indra said that the building of the road would be with private money and not government road. The amount of housing development is not specified and the public do not have enough information to make a decision. Indra requests that the offer of an alternative should be added.

48. DECLARATIONS OF INTEREST

Councillor Cottle declared an interest in application 2017/3315/OTA and 2017/3109/FUL. Councillor Napper declared an interest in application 2017/3109/FUL.

49. MINUTES

The minutes of the meeting of the Planning Committee held on 19th December 2017 were signed as a correct and accurate record.

50. CORRESPONDENCE

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

Planning Permission Approved

- a) 2017/2797/TPO – Sophie Sleeckx – Proposed works to three TPO Oak Trees: Crown reduction (T1) – crown reduction reducing branch lengths 2.3m, cuts at 8 – 12cm diameters, north easterly lateral – shorten back to about 7.5m from the trunk; (T2) cut back 2m from previous cut positions to where the cuts will be 25cm and 30cm diameters; (T3) crown reduce back beyond the previous cut points by about 1.5 – 2m where the cuts will be 25cm and 30cm diameters. Reshape crown to result in a pleasing form .

NB. T3. Is not subject to a TPO and therefore the proposed works are considered in the context of a tree In a Conservation Area – Chalice Hill House, Dod Lane

- b) 2017/2253/FUL – Mr Michael Dash – Change of use of agricultural land to storage and display of reclaimed building materials and a parking area to supplement the existing architectural salvage/reclamation yard (additional info, parking layout and site plan received 27/10/17; ecology survey received 10/11/17) – Orchard Adj to The Old Pottery, Northbridge Road
- c) 2017/2830/FUL – Mr Robert Knowles – Proposed 3 no. flats – 52B Magdalene Street
- d) 2017/2931/FUL – Mr T Zangoura – Single storey infill extension and alterations/refurbishment of the Globe Inn – The Globe Inn, The Armoury, Magdalene Street
- e) 2017/2852/FUL – Mr David Morgan – Extension of parking area to create 10 additional car spaces – Glastonbury Care Home, Pike Close
- f) 2017/2941/TCA – Sally North – Proposed works to trees in a conservation area:- T1 - Yew – Fell. T2 – Holly – Reduce height x 1 metre – Kylemore, 16 Lambrook, Street
- g) 2017/2979/TCA – Mr A Haslam – Proposed works to a tree in a conservation area:- T1 – Popular Tree Removal - The Hermitage, Wellhouse Lane
- h) 2017/3075/FUL – Wm Morrison Supermarkets PLC – Proposed new entrance lobby to underside of existing canopy and new fenestration to customer café area with associated internal works – Morrisons Supermarket, Street Road
- i) 2017/2655/REM – Residential development of 133 dwellings, open space, highways, car parking, landscaping and ancillary development (amended description and plans received 18th December 2017) The outline application was not EIA – Land North Of A39

Planning Permission Refused

- j) 2017/2394/CLE – Mr B Parkinson – Application for a lawful development certificate for existing use of land as a residential caravan site – Land Known As Morlands Site Former Tannery Landfill Off Beckery Road – Glastonbury Beckery

Planning Application Withdrawn

- k) 2017/0103/LBC – Mr S Beaton – Proposed conversion & extension of barns to create proposed dwelling, demolition of outbuildings & erection of garage and conversion of barn to office (B1 use) – High Street Farm, High Street, West Lydford

Tree Preservation Order

- l) M1347 – Mrs Nicola Fensham – Notification of provisional Tree Preservation Order – Glastonbury No. 37 (2018) Rear garden of 9, High Street (TPO M1347)

Appeal Decision

- m) APP/Q3305/C/16/3165388 – 6 Bere Lane – The appeal is allowed and the enforcement notice is quashed

51. 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.

- a) 2017/3231/FUL – Mr Shah – Proposed 3 no. 1 bedroom flats by conversion within the existing building, 6 no. maisonettes for holiday/short term let use within the rear courtyard (re-submission of planning consents 2016/2440/FUL and 2017/1041/FUL) – 13 High Street – Full Application

Recommend Refusal

- b) 2017/3223/VRC – Mr Shah – Application to vary condition 6 (archaeology) of planning approval 2017/1041/FUL (3 x 1 bedroom flats by conversion of upper floors, together with a bin and a bike store) – 13 High Street – Variation or Removal of Conditions

Recommend Approval

- c) 2017/1966/LBC – Mr Sivaroshan Sahathevan – 1. Replacement Of 3 No existing windows on West Gable elevation with new hardwood windows. 2. Replacement of existing guttering with new. 3. Supply and fit new downpipes in new positions to carry rainwater more efficiently – 94 Bove Town – Listed Building Consent

Recommend Approval

- d) 2017/3020/FUL – Miss Victoria Howd – Retrospective change of use from residential to bed and breakfast - 13 Manor House Road – Full Application

Recommend Approval

Additional Comment – The Committee has concerns over parking and would like to have it made a condition of planning that visitors do not park in Manor House Road but instead are directed to the Norbins Road car park.

- e) 2017/3213/FUL – Mr Paul Darley – Single storey extension along south eastern side of existing warehouse, incorporating fire track and retaining wall; laying of outstanding to extend the service yard; and the installation of 7 no. 8m tall silos on a concrete plinth to the north-eastern side of the existing building (amended description 10/01/18) – Unit 1, Genesis, Three Morlands Enterprise Park, Morland Road – Full Application

Recommend Approval

Additional Comment – A suitable planting scheme should be put in place to soften the infrastructure

- f) 2017/3289/HSE – Mr Robert Linham – Proposed dropped kerb – 58 Tor View Avenue

Recommend Approval

Additional Comment – The car parking area should have a permeable surface so that water soaks in

- g) 2018/0062/TCA – Alister Sieghart – Reduce height of Scot's Pine – Tor Cottage, Wellhouse Lane

Recommend that the decision be left to the Tree Officer

(Councillor Cottle leaves the room)

- h) 2017/3315/OTA – Mrs Katrina Jones – Erection of a single dwelling to the rear of Clairmont Villa – Clairmont Villa, Leg of Mutton Road – Outline All Matters Reserved

Recommend Approval

Additional Comment – The Committee is happy with the idea of the development in principle but the orientation and design should match the street scene

(Councillor Cottle remains out of the room and Councillor Napper also leaves the room)

- i) 2017/3109/FUL – Mr and Mrs Hughes – Construction of X3 Live/work units – New Close Farm, Dyehouse Lane, Glastonbury, BA6 9LZ – Full Application

Recommend Approval

(Councillor Cousins arrives)

(Councillors Cottle and Napper return to the room)

52. Neighbourhood Plan

Councillor Cousins updates the committee on progress and reports that the Neighbourhood Plan Consultation has been delivered

53. To approve the A361 survey

Councillor Cottle draws the Committees attention to the fact that he had requested that the Ridge route be included as an option when this was discussed at the Town Council meeting.

Councillor George reminds the committee that the resolution was passed unanimously at the Town Council meeting and the purpose of this meeting is to look at any amendments.

Councillor Abbot reminds the Committee that the deadline for consultation from the Ministry of Transport is 14th March.

Councillor Keery is of the opinion that there needs to be more consultation.

The Committee asked the Mayor would call a Special Meeting of the Council.

54. To consider land allocation regarding Mendip District Council Local Plan Part II

It was pointed out that the green site at Cinnamon Lane, the land at the bottom of Benedict street and the land adjacent to the cemetery has not been included in the proposed plan.

It was also commented that only one piece of land had been highlighted for employment land.

It was agreed that the mayor would call a Special meeting of the Council to look at these issues more thoroughly.

Chairman, 20th February 2018

