

Meeting of the Planning Committee held on 19th December 2017 in the Council Chamber at Glastonbury Town Hall at 7pm

PRESENT: Councillors: Abbott, Henderson (Chairman) and Tucker

IN ATTENDANCE: Lisa Williams (Admin) & Councillor Napper

APOLOGIES: Councillor Brunsdon & George (Mayor),

PUBLIC PARTICIPATION – None

The decision was made to co-opt Councillor Napper onto the Planning Committee for the duration of the meeting

42. DECLARATIONS OF INTEREST

Councillor Henderson declared an interest in application 20172931/FUL. Councillor Napper declared an interest in application 2017/2389/ADV.

43. MINUTES

The minutes of the meeting of the Planning Committee held on 21st November 2017 were subject to a possible amendment, to be signed at the next meeting.

44. CORRESPONDENCE

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

Planning Permission Approved

- a) 2017/2459/FUL – Mr C Willcox - Proposed conversion of existing dwelling to two separate dwellings – 185 Wells Road
- b) 2017/2811/TPO – Mr Mike Newell – Proposed works to T1- Oak – with a Tree Preservation Order M1102 - works to include Crown Lift on Garden side by 3m and pruning cuts of 50mm and Crown Lift on Car Park side by 3m and pruning cuts of 50mm – Mendip Partnership School, Benedict Street
- c) 2017/2127/HSE – Mr Julian Turner – New timber framed annex to rear of house – 1 Dod Lane
- d) 2017/1041/FUL – Mr Roopesh Shah – 3 x 1 bedroom flats by conversion of upper floors, together with a bin and bike store (revised scheme and amended drawings received 13/07/2017) – 13 High Street
- e) 2017/2535/LBC – Mr & Mrs Hoyle – Render over modern brick gable end and paint existing garage render - 90 Bove Town
- f) 2017/2628/TCA – Geoffrey Ashe – Proposed felling of an elder (T1), felling of sycamores (T2, T3) and reduction in height of a leylandi hedge (T4) in a conservation area – Chalice Orchard, Wellhouse Lane – TPO Not Required – No Objection
- g) 2017/2701/TCA - Mr Jonathan Pike – Proposed maintenance of a Weeping Willow to prevent it interfering with overhead cables and falling into road – 1 Wick Hollow – TPO Not Required (No Objection)
- h) 2017/2598/TCA – Mr Chris Hood – Proposed removal of a small dead tree (T1), reduction in height by 4 feet of a hedge line of conifers to match the middle of the hedge (T2), and remedial pruning works to a Yew (T3) to correctly site pruning cuts and remove dead wood – Coombe Brook, Lambrook Street – TPO Not Required (No Objection)

- i) 2017/2624/TCA – Mrs Sue Church – Proposed tree works: - 1. Sorbus aria lightly canopy raise to 2 -3 m clear gate and footpath; 3. Ilex aquifolium crown clean; 4. Prunus spp crown clean; 5. Prunus spp prune to clear building (prune back lightly fro adjacent sorbus); 6. Sorbus aucuparia reduce competing leader by 40%; 9. Crataegus monogyna fell, grind stump and plant replacement tree – Church of St John, High Street - TPO Not Required – No Objection
- j) 2017/2568/FUL – Mr Nick Gaze – Change of use from office (B1) to residential – 2 Silver Street
- k) 2017/2806/TCA – Proposed felling of a Fir Tree in a conservation area – Copper Beech, 34 Magdalene Street – Works/Felling Trees in a CA
- l) 2017/2939/TCA – Mr Noel Richards – Proposed works to trees in a conservation area:- T1 – T4 Cherry Trees, reduce x 1m; T5 – T6 Ash Trees, reduce x 1m; T7 – Birch Tree, reduce x 1m and thin x 20%; T8 - Willow Tree, reduce x 2m – Cavendish Lodge, Magdalene Street - TPO Not Required (No Objection)

Planning Permission Refused

- m) 2017/2402/FUL – Mr D Hill – Change of use of commercial units to residential to create 3 dwellings (1 no. studio flat, 1 no. 2 bed flat and 1 no. 2 bed house) – 11 St Johns Square
- n) 2017/2461/LBC – Mr D Hill – Change of use of commercial units to residential to create 3 dwellings (1 no. studio flat, 1 no. 2 bed flat and 1 no. 2 bed house) – 11 St Johns Square
- o) 2017/0658/ADV - Mr John Ravenscroft – New full fascia sign, wrought iron hanging sign, detachable wall Board and portable pavement sign (all non-illuminated) - 5 Market Place
- p) 2017/1076LBC - Mr John Ravenscroft – REQUEST FOR - 1 full fascia sign, wrought iron hanging sign, detachable wall board (open/closed) and portable pavement sign - 5 Market Place

Planning Application Withdrawn

- q) 2017/1838/VRC - E J Godwin (Peat Industries) Ltd – Application to vary condition 3 of planning permission 085439/001 (erection of replacement factory building) to enable the building to be used for the storage, processing and manufacturing of horticultural products and wood products for animal bedding and biomass – E J Godwin Peat Industries Limited, Burtle Road

45. 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) 2017/2871/HSE – Mrs Daisy Foss – Erection of a conservation to rear elevation. Conversion of garage into room ancillary to conservatory. Internal alterations to wall on first floor for creation of a bathroom and associated works. (Retrospective) – 6 Church Lane – Householder Application

Recommend Refusal

Additional Comment – Although the Committee has no issue with works to the cottage, the Conservation Officer should check that all conservation and listed building regulations have been adhered to with particular regard to drainage on the adjoining Easter Cottage

- b) 2017/2995/LBC – Mrs Daisy Foss – Erection of 2 single storey garden rooms and extension of porch (Retrospective) – 6 Church Lane – Listed Building Consent

Recommend Refusal

Additional Comment – Although the Committee has no issue with works to the cottage, the Conservation Officer should check that all conservation and listed building regulations have been adhered to with particular regard to drainage on the adjoining Easter Cottage

- c) 2017/2870/HSE – Mrs Daisy Foss – Erection of 2 single storey garden rooms and extension of porch (Retrospective) – 6 Church Lane – Householder Application

Recommend Refusal

Additional Comment – Although the Committee has no issue with works to the cottage, the Conservation Officer should check that all conservation and listed building regulations have been adhered to with particular regard to drainage on the adjoining Easter Cottage

- d) 2017/2871/LBC – Mrs Daisy Foss – Erection of a conservation to rear elevation. Conversion of garage into room ancillary to conservatory. Internal alterations to wall on first floor for creation of a bathroom and associated works. (Retrospective) – 6 Church Lane – Householder Application

Recommend Refusal

Additional Comment – Although the Committee has no issue with works to the cottage, the Conservation Officer should check that all conservation and listed building regulations have been adhered to with particular regard to drainage on the adjoining Easter Cottage

Councillor Henderson left the room and took no part in the decision and discussion regarding the following application

- e) 2017/2931/FUL – Mr T Zangoura – Single storey infill extension and alterations/refurbishment of the Globe Inn – The Globe Inn, The Armoury, Magdalene Street – Full Application

Recommend Approval

Councillor Henderson returned to the room

- f) 2017/3029/HSE – Mr L Gawen – Proposed single storey side extension and new detached single storey garage /studio – 90 Benedict Street – Householder Application

Recommend Refusal

Additional Comment – Whilst the committee is happy to support the extension, they consider the garage/studio to be backland development and could become a separate dwelling

- g) 2017/2852/FUL – Mr David Morgan – Extension of parking area to create 10 additional car spaces – Glastonbury Care Home – Pike Close – Full Application

Recommend Approval

Additional Comment – The surface should be of a permeable nature and able to absorb rainwater.

- h) 2017/3040/HSE – Mr & Mrs John McCue – Removal of rear conservatory roof, addition of rear first floor extension bedroom and utility extension, installation of velux windows to loft space roof – 3 Northload Terrace – Householder Application

Recommend Approval

- i) 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

Recommend Approval

Councillor Napper took no part in the discussion and decision regarding the following decision.

- j) 2017/2389/ADV – Mr Andrew Brownless – Proposal for signage to be fixed to an external elevation of the school building – The Mendip Centre, Beckery New Road – Application to Display Adverts

Recommend Approval

- k) 2017/3055/HSE – Mr & Mrs Snook – Single storey side extension – 1 Beckery – Householder Application

Recommend Approval

46. NEIGHBOURHOOD PLAN

Nothing to report

47. Mendip Local Plan Part II – Sites and Policies – Notification of a Proposed Local Green Space(s) on land registered in Glastonbury Town Council ownership

Re Glastonbury – LGSGLAS006. The Planning Committee would like to support the proposal to designate this land as a Proposed Local Green Space

Chairman, 23rd January 2017