

**Meeting of the Planning Committee held on 25th September 2018 in the Small Hall at Glastonbury Town Hall at 7pm**

- PRESENT:** Councillors: Abbott, Brunsdon, Cottle, Cousins, George, Henderson (Chairman), and Tucker
- IN ATTENDANCE:** Lisa Williams (Admin)  
Councillor Napper
- APOLOGIES:** Councillor Thurgood
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**PUBLIC PARTICIPATION – None**

**17. DECLARATIONS OF INTEREST – Councillor Cottle declared an interest in items b, i, j & d. Councillor Tucker declared an interest in items d, g & h. Councillor George declared an interest in item g. Councillor Brunsdon declared an interest in items b & j. All Councillors declared an interest in correspondence item f.**

**18. MINUTES**

The minutes of the meeting of the Planning Committee held on 21<sup>st</sup> August 2018 were signed as a correct and accurate record.

**19. CORRESPONDENCE**

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

- a) 2018/1456/LBC – Mr & Mrs Foss – Retrospective Listed Building Consent for internal alterations of existing dwelling house – 6 Church Lane
- b) 2018/1667/TPO – Mr David Richman – T1. Oak (in terminal decline) – fell. T2 – Oak – reduce 2 x lateral limbs by 1 – 2 metres – 1 Porch Close
- c) 2018/0264/HSE – Mrs Sarah Bennett – Proposed dropped kerb – 19 Monington Road
- d) 2018/0644/APP – Mr Brian Roper – Application for approval of details reserved by condition 3 (external facing materials), condition 4 (hard and soft landscaping scheme), and condition 12 (surface water drainage details) on planning consent 2015/0873/FUL (add materials information received 15.5.18; and additional landscape info received 6/9/18) – Bartlett Industrial Estate, Godney Road
- e) 2018/0650/APP – Mr Brian Roper – Application for approval of details reserved by condition 3 (external facing materials), condition 4 (hard and soft landscaping scheme), and condition 11 (surface water drainage details) on planning consent 2015/2160/FUL (add materials information received 15.5.18; and additional landscape info received 6/9/18) – Bartlett Industrial Estate, Godney Road
- f) 2018/1343/HSE – Mr Alan Williams – Creation of new off street parking space at front of property - 10 Merrick Road

**Planning Permission Refused**

- g) 2018/1748/PAR – Mr Gareth Reynolds – Application for prior approval to change the use of a building from an A2 Class (solicitors) to a C3 Class (dwelling house) – 11 Chilkwell Street
- h) 2018/1703/PAA – Prior notification for a proposed change of use From Agricultural building to a “larger” dwellinghouse (C3) – Teenage Wasteland Animal Rescue Centre Dyehouse Lane

Councillor Cousins reported that he had contacted MDC as they had posted a comment that he had made as an individual regarding a planning application at 52 Bove Town and recorded this as a Parish Comment. Councillor Cousins has informed MDC of their error.

**20. 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) 2018/2132/HSE – Mr Chris Whitcombe – Proposed erection of a double detached garage – 9 Bailly Close

**Recommend Approval**

**Councillors Cottle & Brunsdon took no part in the discussion or decision regarding the following application**

- b) 2018/2209/HSE – Mr Julian Clark – Proposed PV panels on the front (south) elevation – 1 Dod Lane

## **Recommend Approval**

- c) 2018/1651/ADV – Mr Menhinck – Replacement External Signage – The Market House Inn- Application to Display Adverts

## **Recommend Approval**

### **Councillors Cottle & Tucker took no part in the discussion or decision regarding the following application**

- d) 2018/2166/HSE – Mr Linda Bagg – Proposed extension to existing elevated decking at first floor level on rear elevation – 14 Ashwell Lane - Householder Application

## **Recommend Approval**

- e) 2018/1764/HSE – Mr Simon O'Neill – Replacement of windows to front elevation – 120 Benedict Street - Householder Application

## **Recommend Approval**

- f) 2018/2082/VRC – Mr Nicolas Graves – Application to remove condition 11 (Unit 8 Rear Elevation Non-opening Rooflight) of planning approval 2009/0384 – 2 Chalice Park – Variation or Removal of Conditions

## **Recommend Approval**

### **Councillors Tucker & George took no part in the discussion or decision regarding the following application**

- g) 2018/1762/FUL – Mr Christopher Black – Retrospective application for 3 nos 40' containers and 3 nos 20' containers (for storage, workshops, galleries, and residential use) and retention of 1 no. caravan for residential use, and 1 no open sided pole shed for workshop use – Zig Zag The Baushaus, Morland Road

**The committee requests an extension of the consultation until 10th October to enable a site visit**

### **Councillor Tucker left the room took no part in the discussion or decision regarding the following application**

- h) 2018/2167/FUL – Mr S Herring – Change of Use of retail premises to mixed use of office, training, assembly, warehousing and ancillary retail – The Boat House, Wirral Park Road – Full Application

## **Recommend Approval**

### **Councillor Tucker returned to the room**

### **Councillor Cottle took no part in the discussion or decision regarding the following application**

- i) 2018/1980/HSE – Mrs Linda Newton – Erection of a single-storey garden summerhouse, for leisure purposes only (not to be used for accommodation or work) – 13 Lambrook Street – Householder Application

## **Recommend Approval**

### **Councillors Cottle & Brunsdon took no part in the discussion or decision regarding the following application**

- j) 2018/2117/HSE – Mr Julian Clark – Proposed single storey extension to front elevation – 1 Dod Lane - Householder Application

## **Recommend Approval**

- k) 2018/1943/TCA – Valerie Cowan – Proposed works to a tree in a conservation area: - T1 – Walnut Tree to reduce crown by up to 3 metres – St Anne's, Chilwell Street – Works/Felling in a CA

## **Recommend that the decision be left to the Tree Officer**

- l) 2018/2227/HSE – Mr A Walker – Retrospective application for the refurbishment of garden area – 15 Hamlyn Road – Householder Application

**The committee requests an extension of the consultation until 10th October to enable a site visit**

## **21. Uppingstock Farm and Pear Tree Farms, Old Wells Road Draft Details of Off Site Public Open Space/Play Area**

The Glastonbury Planning Committee looked at the draft details provided of the off site public open space/play area proposed and the Committee requested the following information from the agent: -

1. Details of Access – an access gate of at least 12ft would be needed for maintenance vehicles to enter/exit site

2. Could a more detailed map of this area in relation to the site of the development be provided
3. Will the area be fenced to prevent dogs accessing the play area
4. Details of the financial contribution from the developer regarding ongoing maintenance
5. Confirmation that the existing footpath will be retained

## **22. Neighbourhood Plan**

Councillor Cousins reported that 100 – 150 people attended the consultation which was useful and helpful and raised some issues that had not already been considered. Councillor Cousins will report back in more detail following the next meeting of the Neighbourhood Plan Steering Group.

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**Chairman, 23rd October 2018**