



Glastonbury Town Council

Meeting of the Planning Committee held on 23rd April 2019 in the Council Chamber at Glastonbury Town Hall at 7pm

PRESENT: Councillors: Abbott, Cottle, Henderson (Chairman), Thurgood & Tucker

IN ATTENDANCE: Councillor Napper and Gerard Tucker – Town Clerk

APOLOGIES: Councillors Brunsdon and George

PUBLIC PARTICIPATION – John Madgwick spoke in opposition to application No's 2019/0498/REM and 2019/0499/REM. Lee Wright spoke on behalf of the applicant Rob Findlay in support of application No 2019/0556/FUL.

53. DECLARATIONS OF INTEREST – The Town Clerk approved a dispensation for agenda items e, f and g, as the Town Council has been asked to manage the proposed play area on the site. A dispensation was also granted on item i, as the applicant is well known to all members of the Council. Councillors Cottle and Tucker declared an interest in item c, as they have known the applicant for many years.

54. MINUTES

The minutes of the meeting of the Planning Committee held on 19th February and 19th March 2019 were approved and signed by the Chairman.

55. CORRESPONDENCE

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

Planning Permission Approved

- a) 2018/3082/FUL – Mr Martyn Harrison – Proposal to upgrade and improve existing field access – Land Adj. Edgarley Road
- b) 2018/3071/FUL – Mr William Morrison – Warehouse extension to rear elevation of existing supermarket - Morrisons Supermarket, Street Road
- c) 2019/0007/HSE - Mr Craig Gourlay – First floor extension and internal alterations including the creation of a rooflight, opening of a staircase, installation of bi-fold doors and change of store to extend kitchen – School House, Benedict Street
- d) 2019/0317/TCA – Mr Mervyn Squire – Works to a tree in a conservation area:- T1 – Ash Tree – Fell, Hillside Farm, Wick Hollow – TPO Not Required (No Objection)
- e) 2019/0255/TCA – Mr Bill Knight – Proposed works to a tree in a conservation area:- T1 – Mature Locust – Reduce overall crown by approximately 8 meters and leave as standing dead wood – 7 Northload Street – TPO Not Required

- f) 2017/1714/APP – Gerard Tucker – Application for approval of details reserved by conditions 4 (joinery), 5 (sample panel), 6 (specification for moving the telephone box), 7 (fire resistant works), 8 (escape lighting) and 9 (external surfacing) of Listed Building Consent 2017/0320/LBC – St Dunstons House
- g) 2019/0003/HSE – Ms Phoebe Casey – First floor extension above existing kitchen and single storey rear extension - 4 Manor House Road
- h) 2019/0172/FUL – Mr D White – Erection of an extension to existing agricultural building for livestock – Wick Farm - Wick Lane, Wick
- i) 2018/2636/FUL – Chris Baker and Jenny Carter – Erection of a new dwelling with associated parking – 29 Avalon Estate
- j) 2019/0323/FUL – Mrs Amanda Montague – Conversion of an office to a single dwelling, including minor alterations (Planning Use Class A2 Financial & Professional to C3 Dwelling houses) - 11 Chilkwell Street
- k) 2019/0055/HSE – Mr Mason – Erection of two storey extension to side of house – 15 Bilbury Lane

Notice of Appeal

- i) 2017/2516/LBC – Mr Gary McConnell – Internal alterations – 104 Bove Town – Listed Building Consent.

56. 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) 2019/0280/TCA – No concerns raised, suggest referral to the MDC Tree Officer for his input.
- b) 2019/0659/HSE - No concerns raised, suggested approval.
- c) 2019/0556/FUL - The Planning Committee unanimously support this application. The following points were discussed and form the basis of the Town Councils response to the Planning Authority:
 - o The Local Plan II refresh shows a nett loss of commercial premises/land to residential at four locations. Yet there is no provision for new employment to mitigate this loss or to support business development in Glastonbury.
 - o The proposal is for an MOT testing station. The Planning Committee considered the additional vehicle movements to and from the application site to be minimal and within the bounds of acceptability.
 - o Councillors requested that the landscaping programme as presented is a condition of the approval for this application.
- d) 2019/0470/ADV - No concerns were raised, suggested approval
- e) 2019/0467/FUL - The flood mitigation plans for this development with the introduction of an attenuation pond are sufficient that the Committee supported this application. A concern was expressed about exposed water (at times of flood) and suggested the planning authority should consider appropriate fencing.

- f) 2019/0498/REM – Numerous concerns were raised on the reserved matters for both Pear Tree Farm and Uppingstock Farm Developments.
- Access into the estate from is considered to be wrongly located. The through road at this point is considered too narrow, and at the fastest point near the bottom of the hill.
 - A revised layout plan is suggested with access off Bindham Lane.
 - GTC are concerned that the promised play area as part of this development is not shown on the plans. They are insistent that the play area is reinstated.
 - The allocation of affordable housing within the estate is located in one predominant area. The Planning Committee would like to see the affordable housing element of this application applied throughout the development and not clustered as currently shown.
 - The preferred location of the play area previously mentioned is presumably accessed through the estate. There is a concern of a dog leg road design which will make access to the site difficult from the highway. The Planning Committee would prefer to have a direct route into the area, with the removal of the proposed dogleg.
- g) 2019/0499/REM – The comments for the previous application apply to this response as well.
- h) 2019/0788/HSE - No concerns were raised, suggested approval.
- i) 2019/0595/HSE – The proposed works are considered very small within the application site and will enhance the property. No concerns were raised and the application is supported.
- j) 2019/0664/HSE - The application is supported with the following comments:
- The property is understood to be currently a house of multiple occupation (MOU).
 - The two storey proposal of the development has raised concerns:
 - The additional height of the development through the introduction of a mezzanine floor will provide an elevated view over adjacent areas/property.
 - Suggested conditions:
 - That the proposed development is only to be used as an extension to the main dwelling.
 - The proposed development is not to be used for residential purposes.
- k) 2019/0680/ADV – No concerns were raised, suggested approval

Chairman, 21st May 2019