

# Glastonbury Town Council



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## Meeting of the Planning Committee held at 7.00pm on 17th September 2019 in the Council Chamber at Glastonbury Town Hall

**PRESENT:** Councillors: L Browne (chair), M Smyth, J Cousins (from 7.20pm), P Lund, S Barnet, B Outten, C Prior, John Keery, I Tucker

**IN ATTENDANCE:** Sarah Hallam (Admin) and 4 members of the public

**APOLOGIES:** Cllrs D Michell (mayor), I Mutch, S Roney-Dougal and L MacDougall

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### 21. DECLARATIONS OF INTEREST

Cllr Keery and Cllr Tucker declared a personal interest in item 8 (A) – Newmeads Farm, Wick Lane, Wick, Glastonbury. The council's involvement is considered neither personal nor prejudicial.

### 22. MINUTES

The minutes of the meeting of the Planning Committee held on 20<sup>th</sup> August 2019 were approved and signed by the Chair.

### 23. CORRESPONDENCE

The following correspondence received from Mendip District Council was considered and noted.

#### Planning Permission Approved

- (a) 2019/1703/APP – Application for approval of details reserved by condition 5 (Arboricultural Method Statement) on planning consent 2016/2958/FUL – Ye Queens Head (Former), 84 High Street, Glastonbury, BA6 9DZ.
- (b) 2019/1308/FUL – Single storey rear extension in place of existing extension, internal alterations and replacement windows – 11 Chilkwell Street, Glastonbury, BA6 8DQ.
- (c) M1368 - Tree Preservation Order – Glastonbury No. 39 (2019) Garden of 70 The Roman Way, Glastonbury, BA6 8AD.
- (d) 2019/2023/NMA – Application for a non-material amendment to permission 2019/1152/HSE for the pitch roof replaced with proposed flat roof – 3 Mapstone Close, Glastonbury, BA6 8EY.
- (e) 2019/1578/FUL – Proposal to convert existing first floor two bedroom Flat to 1 no. One Bed flat and 1 no. Two bedroom flat (All internal work – no external changes) – Thornleigh, Street Road, Glastonbury.
- (f) 2019/1119/FUL – Proposed change of use and conversion of vacant ground floor to form 2 no. self-contained flats, including alterations to the single storey rear projections – 28 Benedict Street, Glastonbury, BA6 9EX.

- (g) 2019/1688/TCA – Proposed works to a tree in a conservation area – silver birch 3.5m crown reduction and 1m reduction to remaining branches – TPO not required.
- (h) 2019/1546/LBC – Removal of existing masonry paint and any cement pointing leaving sound historic lime pointing and replace with limewash, colour match the west elevation. Removal of 1m sq, concrete capped, blue lias stone at corner of the south gable wall – 2 Chilkwell Street, Glastonbury.

## 5. **Planning Permission Refused**

- (a) 2019/1723/PAA – Prior approval for a proposed change of use of an agricultural building to 1 no. “larger” dwelling/house (Class C3) and for the associated operational development – Teenage Wasteland Animal Rescue Centre, Dyehouse Lane, Glastonbury, BA6 9QS – Simon Harding.

## 6. **Withdrawn**

- (a) 2018/3083/HSE – Two storey side extension and a single storey rear extension with associated internal alterations – 70 The Roman Way, Glastonbury, BA6 8AD.N/A.

## 7. **Appeals**

N/A.

## 8. **To consider the following planning applications received from Mendip District Council since the last meeting**

- (a) 2019/2146/FUL – Proposed change of use of agricultural land to holiday let with the stationing of a caravan – Newmeads Farm, Wick Lane, Wick, Glastonbury, BA6 8JS – Mr & Mrs Graham White – Full Application.

Mr White attended the meeting and provided the Committee with a background of the site. They have planted around 36,000 trees (all indigenous). They wish to share the woodland with families/couples with their holiday let which is in the form of a static caravan to enable them to secure additional income to support their farm business.

**By majority decision, the Planning Committee voted to accept this application (with 2 abstentions).**

- (b) 2019/1959/FUL – Erection of a two and a half storey dwelling with double garage and carport, including associated access and landscaping - Land adjacent to Dyehouse Lane, Glastonbury – Mr C White – Full Application.

Gerard Tucker, Town Clerk provided a dispensation giving the Committee permission to discuss this Application.

**The Planning Committee unanimously recommended refusal of this application for the following reasons:**

1. **The application is outside of the development boundary.**
2. **There is a potential conflict of sound from the Commercial properties.**
3. **Committee feel it should be kept as commercial land and not residential.**

- (c) 2019/2042/TCA – Conifer – Fell due to damage causing to adjacent historical wall – Abbots Leigh, 3 Magdalene Street, Glastonbury, BA6 9EW – Mr George Eason – Works/Felling Trees in a CA.

**The Planning Committee unanimously supported this application.**

- (d) 2019/1767/TPO – Maintenance to walnut tree (M1068) – 30% reduction within the branches – 10 Hood Close, Glastonbury, BA6 8ES – Ms Marina Richards – Works/Felling of TPO Trees.

**The Planning Committee unanimously supported this application, however would like it to be referred to the Tree Officer.**

- (e) 2019/2060/FUL – Erection of agricultural building to cover existing manure store – Appledawn, Wick Lane, Wick, Glastonbury – Mr R & S Bunn – Full Application.

**The Planning Committee unanimously supported this application.**

- (f) 2019/2154/FUL – Change of use from agricultural to residential curtilage – 2 Meare Road, Glastonbury, BA6 9LA – Duckett – Full Application.

**The Planning Committee unanimously recommended refusal of this application for the following reasons:**

1. **The application and reasons for change of use are unclear.**
2. **Outside the development zone.**
3. **Not deemed as residential land.**

**Further, the Planning Committee would encourage this application to be considered by the Planning Board should the Planning Officer be recommending approval.**

- (g) 2019/2138/FUL – Proposed erection of two semi-detached dwellings – 115 Wells Road, Glastonbury, BA6 9AJ – Mr Neil Kite – Full Application.

The Agent Eric Mackenzie spoke to the Committee. Propose to build two semi-detached houses for families/1<sup>st</sup> time buyers. They will have bedrooms at the rear of the property, solar panels, using local builders/materials, adding to the Mendip 5 year housing stock. They have received no objections from neighbours.

**The Planning Committee unanimously supported this application.**

- (h) 2019/1849/TPO – Proposed works to tree(s) subject to A Tree Preservation Order and in a Conservation Area – Land at 350645 139120 Bove Town, Glastonbury – Mr Rob Scholefield – Works/ Felling of TPO Trees.

**The Planning Committee unanimously support this application and are in favour of the work to the trees, however would like it to be referred and controlled by the Tree Officer.**

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**Chairman, 15<sup>th</sup> October 2019**