



Glastonbury Town Council

Meeting of the Planning Committee held on 22nd May 2019 in the Council Chamber at Glastonbury Town Hall at 7pm

PRESENT: Councillors: Barnet, Browne, Cousins (from 8.25pm), Henderson, Lund, Keery, Michell, MacDougall, Outten, Prior, Smyth, Tucker.

IN ATTENDANCE: Gerard Tucker – Town Clerk, County Cllr Leyshon and 48 members of public.

APOLOGIES: Councillors Cottle, Roney-Dougal

PUBLIC PARTICIPATION – Seven members of the public spoke to application 2019/0638/FUL – 24, The Roman Way and one member of the public spoke to application No 2019/1017/TCA

1. **ELECTION OF CHAIR** Cllr Henderson was proposed by Cllr Michell and seconded by Cllr Tucker. Cllr Henderson informed that he now sits on the Planning Board at Mendip District Council and would seek guidance around his eligibility to be the Chair of the Town Council Planning Committee. This proposal was unanimously **AGREED**
2. **ELECTION OF DEPUTY CHAIR** Cllr Browne was proposed by Cllr Henderson and seconded by Cllr Michell. This proposal was unanimously **AGREED**.
3. **DECLARATIONS OF INTEREST** – Cllr Tucker declared a personal interest in agenda items 7e and 7j as he is a personal friend to both applicants. Cllr Michell declared a personal interest in agenda item 7k as she is a personal friend to the applicant. Cllr Henderson, Cousins and MacDougall informed that as they have roles on the Planning Board at Mendip District Council, they reserve the right to withhold from debate.
4. **MINUTES** - The minutes of the meeting of the Planning Committee held on 23rd April 2019 were approved and signed by the Chairman
5. **CORRESPONDENCE** - The following correspondence received from Mendip District Council since the last meeting was considered and noted.
 - a) 2019/0384/HSE – Mrs D Cockerill – Enlargement of current parking area at the front of the property to provide one extra parking space alongside the existing single parking space with respective enlargement of area of dropped kerb to highway – 36 St Edmunds Road, Glastonbury
 - b) 2019/0321/HSE – Ms McCann – Proposed loft conversion – 2 Fishers Hill, Glastonbury
 - c) 2019/0398/HSE – Mr & Mrs Merrill – Relocation of drop kerb and enlargement of driveway – 79 The Roman Way, Glastonbury
 - d) 2019/0185/FUL – Mr William Morrison – Installation of new refrigeration condensers in service yard – Morrisons Supermarket, Street Road, Glastonbury
 - e) 2019/0280/TCA – Mr Mike Jones – Proposed works to a trees in a conservation area:- T1- T4 – Lawson Cypress -Fell. T5 – Yew – reduce overhang x 1.5 metres. T6- Leylandi – reduce x 2 metres. T7 – Elderflower – Fell. T8 – Holly – remove suckers. – Somerset House, Magdalene Street, Glastonbury. – TPO Not Required (No Objection)

- f) 2018/2945/FUL – Mr Chris Tivey – Change of use from Classes D1 and D2 to a mixed Use of A3, B1 (c) and D2 Use Classes – Former Police Court, Abbots Court Buildings, Benedict Street, Glastonbury.
- g) 2019/0789/APP – Mr Ian Scriven – Application for approval of details reserved by condition5 (hard and soft landscaping scheme, on planning consent 2014/1381/FUL – 61 Hill Head, Glastonbury
- h) 2019/0531/TCA – Mr Andrew Stich – Proposed works to a tree in a Conservation Area: T1 – Unknown species – Fell -TPO Not Required (No Objection)
- i) 2019/0238/LBC – Mr Drew Brown – Conversion of first-floor function room to 4 en-suite bedrooms - The George and Pilgrims Hotel, 1 High Street

Notice of Appeal

- j) 18/00020/REFLB – Mr Gary McConnell – Internal alterations - 104 Bove Town - Listed Building Consent
WITHDRAWN BY APPELLANT
- k) 18/00018/ENF – Mr N Parsons – Without Listed building consent the construction of an extension to the rear North West) of the Building – Northover Farm House, Beckery
- l) 18/00026/ENF – Mrs Sarah Elizabeth Oliver – Without Listed Building Consent and on a Grade 11 listed building, the replacement of 2nd floor 8/8 timber sash windows with uPVC top hung mock sashes with fake, non-functioning glazing bars – Flat 3, 42 Magdalene Street

6. TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS RECEIVED FROM MENDIP DISTRICT COUNCIL SINCE THE LAST MEETING.

2019/ 1031/HSE – School House, Benedict Street.

No objections or comments were raised regarding this application which was considered an opportunity to make residential use of a redundant building.

2018/3083/HSE - 70, The Roman Way

No objections or comments were raised regarding this application.

2019/0629/HSE – The Lodge, Coursing Batch

The Planning Committee unanimously supported this application

2019/0218/HSE - 9, Ashwell Lane.

The replacement of aluminium and UPVC to hardwood frames was met with the unanimous support of the Planning Committee.

2019/0638/FUL – 24, The Roman Way

The Planning Committee were unanimously against this application. There were a number of reasons behind this decision.

- i. Contrary to Policy DP2, the application is within an open area of local significance.
- ii. Contrary to policy DP5 the biodiversity and ecological element of this application breaches that policy.
- iii. Landscaping concerns are considered to breach the Mendip Landscapes Policy DP4
- iv. The design of the properties in this application are considered to be contrary to policy DP7.
- v. Wearyall Hill is a protected site of significant historic and environmental importance. This application is considered to be in breach of policy DP8 – environment protection.
- vi. The proposed properties are completely out of character with the surrounding properties and therefore, is considered to be against policy DP1, local identity.

- vii. The parking provision for six dwellings seems inadequate and seems to contravene the requirements as laid down in PP10.

Points raised during Public Participation relating to this application included;

- a. the poor access for HGV's during the proposed build process.
- b. Concerns regarding an increase in traffic movements.
- c. The 'blight' the development would have on Glastonbury a tourism town of significance.
- d. Landslip and subsidence and the concerns on the effects to existing properties.
- e. Disturbance of land which is considered sacred

2019/1017/TCA – Tor Side, Coursing Batch

The proposal to fell 8 trees within this site seems excessive. Glastonbury Town Council propose to hold a site visit with the applicant, ward member, MDC Tree Officer and one town councillor to discuss the detail of the application in situ. The Council is grateful for new residents purchasing large properties and investing time, effort and money into their restoration, yet need reassurance that this scheme is not for aesthetic or vanity reasons.

2019/0434/OTA – Land rear of 8 – 10 Wells Road

This application was unanimously supported

2019/0510/FUL - Flat 2, High Street

The retrospective element of this application is of concern to the Council, as seemingly the conversion has already been completed. In response, no objections were raised yet assurance is requested that the conversion has been completed within Building Control legislative guidelines and that there is a fire certificate for the property.

2019/0511/LBC - Flat 2, High Street

As above

2019/0696/FUL – Middle Wick Farm, Wick Lane

The Planning Committee considered the presented business case was sound and provided justification for this development. There is seemingly a shortage of accommodation in Glastonbury sufficient to support the tourism requirement. Glastonbury Town Council raised no objection to this application.

2019/1164/HSE – 45, Benedict Street

No objection was raised with regards to this application.

Chairman, 18th June 2019