

Glastonbury Town Council



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Meeting of the Planning Committee held at 7.00pm on 19th November 2019 in the Council Chamber at Glastonbury Town Hall

PRESENT: Councillors: M Smyth (Deputy Chair), P Lund, S Barnet, B Outten, John Keery, I Tucker, D Michell (Mayor), L MacDougall (from 7.30pm – only there to observe/not participate in voting)

IN ATTENDANCE: Sarah Hallam (Admin)

APOLOGIES: Cllrs, L Browne, C Prior, S Roney-Dougal, I Mutch and J Cousins

31. DECLARATIONS OF INTEREST

None were declared.

32. MINUTES

The minutes of the meeting of the Planning Committee held on 15th October 2019 were approved and signed by the Deputy Chair.

33. CORRESPONDENCE

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

Planning Permission Approved

- (a) 2019/2060//FUL – Erection of agricultural building to cover existing manure store. – Appledawn, Wick Lane, Wick, Glastonbury.
- (b) 2019/2146/FUL – Proposed change of use of agricultural land to holiday let with the stationing of a caravan (additional drainage information received 26/9/19) – Newmeads Farm, Wick Lane, Wick, Glastonbury BA6 8JS.
- (c) 2019/0468/APP – Approval of details from conditions 3 (hard and soft landscaping) and 4 (play equipment) from 2013/0924 – Uppingstock Farm, Old Wells Road, Glastonbury.
- (d) 2019/1814/FUL – Proposed extension to the Surgery – Glastonbury Surgery, Feversham Lane, Glastonbury, BA6 9LP.
- (e) 2019/2033/CLP – Loft Conversion – 96 Wells Road, Glastonbury, BA6 9BP.
- (f) 2019/1849/TPO – Proposed works to tree(s) subject to a Tree Preservation Order and in a Conservation Area. Ash (T8) Fell, Elm (T9) Fell, Willow/Hazel, Budlea (G10) cut back in line with boundary wall, (Various) G11 cut back in line with boundary wall & Oak (T12) remove dead branches that are at risk of falling. – Land at 350645 139120 Bove Town, Glastonbury.
- (g) 2019/1767/TPO – Maintenance to walnut tree (M1068) – 30% reduction within the branches – 10 Hood Close.
- (h) 2019/0967/LBC – Replacement of front gate pillar – Somerset House, Magdalene Street, Glastonbury.

- (i) 2019/0288/VRC – Application to vary conditions 5 (external joinery) and 12 (roofing tiles) of planning approval 2017/3231/FUL (proposed 3 no. 1 bedroom flats by conversion within the existing building, 6 no. maisonettes for holiday/short term let use within the rear courtyard. (re-submission of planning consents 2016/2440/FUL and 2017/1041/FUL)) – 13 High Street, Glastonbury, BA6 9DP.
- (j) 2018/3144/FUL – Demolition of existing outbuildings and single storey flats and the construction of 4 no. further one bedroom flats – Woodroyd Street Road, Glastonbury, BA6 9EQ – Fleur Henderson.
- (k) 2019/1276/OTA – Application for Outline Planning Permission with all matters reserved for the erection of an agricultural workers dwelling and garage – Appledawn, Wick Lane, Wick, Glastonbury – Mr R & S Bunn.
- (l) 2019/2237/HSE – Replace conservatory plastic sheet roof with slate roof and replace uPVC frame with timber – 33 Benedict Street, Glastonbury, BA6 9EY.
- (m) 2019/0925/FUL – Demolition of existing garages and erection of 4 dwellings – Land North of Avalon Windmill Hill Road, Glastonbury – Mr S Ring.

Planning Permission Refused

- (a) 2019/2138/FUL – Proposed erection of two semi detached dwellings. (additional drainage information received 26/09/19 – 115 Wells Road, Glastonbury, BA6 9AJ - Mr Neil Kite.
- (b) 2019/1959/FUL – Erection of a two and half storey dwelling with double garage and carport, including associated access and landscaping – Land adj. to Dyehouse Lane, Glastonbury – Mr C White.

Withdrawn

- (a) 2019/2307/PAA – Prior Approval for a proposed change of use of agricultural building to a dwelling house (Class C3) and for associated operational development – The Old Grey Barn, Alpaca Centre, Dyehouse Lane, Glastonbury – Mr & Mrs Ellis.
- (b) 2019/1028/HSE - Proposed demolition of existing wall and replace like for like – 3 Launder Close, Glastonbury, BA6 8AZ – Mr Tom Corns (Aster Property).

Split Decision

- (a) 2019/1338/APP – Application for approval of details reserved by conditions 3 (external joinery), 4 (external facing materials), 6 (written scheme of investigation) on listed building consent 2018/1932/LBC – 7 Silver Street, Glastonbury, BA6 8BS.

Appeals

N/A.

34. To consider the following planning applications received from Mendip District Council since the last meeting:

- (a) 2019/2534/TCA – T1 – Silver Birch – Fell due to future likelihood of roots causing damage to building in proximity – replace with smaller tree. – 6 Church Lane, Glastonbury, BA6 9JQ – Mrs Daisy Foss – Works/Felling Trees in CA.

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

- (b) 2019/2507/VRC – Application to vary condition 1 (plans list) and remove condition 2 (Landscape and Ecological Management Plan), c3 (Construction Traffic Management Plan), 4 (Highway/Engineering Works), 6 (SUDS Maintenance and Management Plan) & 7 (Noise Attenuation) of planning approval 2017/2655/REM - - Land north of A39 Glastonbury BA6 9BJ – Variation of Removal of Conditions.

Sarah Hallam shared additional information we had received from the Pegasus Group in respect of the relocation and shape of the pond, additional parking, fencing and patios.

The Planning Committee unanimously voted to Approve this application.

- (c) 2019/2503/LBC – Proposed conversion of a 2 bedroom flat (C3) into 3 bedroom guest house (C1) – Flat 1, 8 High Street, Glastonbury, BA6 9DU – Ms Nohad AL-Turki – Listed Building Consent.

The Planning Committee unanimously voted to Approve this application. However, would like to make the following comment:

- **The Committee are concerned with the trend of losing accommodation for locals & disagree with the social aspect (i.e. taking a flat off the rental market for local residents).**

- (d) 2019/2502/FUL – Proposed conversion of a 2 bedroom flat (C3) into 3 bedroom guest house (C1) - Flat 1, 8 High Street, Glastonbury, BA6 9DU – Ms Nohad AL-Turki – Full Application.

The Planning Committee unanimously voted to Approve this application. However, would like to make the following comment:

- **The Committee are concerned with the trend of losing accommodation for locals & disagree with the social aspect (i.e. taking a flat off the rental market for local residents).**

- (e) 2019/2566/FUL – Erection of agricultural barn with associated earth works – Meadow View, Wick, Glastonbury, - Mr and Mrs Farwell – Full Application.

The Planning Committee were unable to reach a decision and would wish to refer it back to Mendip District Council with the following comments:

- **How appropriate is the size of the barn in relation to the size of the land?**
- **More details are required with regards access (access points not shown on the plans).**

- (f) 2019/2571/HSE – Proposed single storey side extension – 12 Drum Avenue, Glastonbury, - Mr Cook – Householder Application.

The Planning Committee unanimously voted to Approve this application.

- (g) 2019/2619/FUL – External alterations to include replacement of UPVC windows on the ground floor of the central part of the principal elevation and side elevations of the Northern Building and replacement of UPVC windows on the central part of the principal elevation of the Western building – Abbey Court, Benedict Street, Glastonbury, BA6 9NP – Full Application.

The Planning Committee unanimously voted to Approve this application and are very much in favour of changing the UPVC windows for wood.

- (h) 2019/2518/TPO – T5, T6 – Cypressus sp – Fell and remove. Trees are inside boundary line and affect reinstatement of garden and fence line. T7 – Ash – Fell as tree is dead and posing a hazard to client and neighbour. – 23A Hamlyn Road, Glastonbury, BA6 8HS - Mr Charlie Green – Works/Felling of TPO Trees.

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

- (i) 2019/2518/TCA – T1 – Laurel – Reduce by 3m. T2 – Hazel – Coppice to ground level. T3 -Willow – Fell and remove as poor specimen. Replant alternative specimen elsewhere in garden. T4 – Lilac - Fell and remove. Replant alternative elsewhere in garden. T5, T6 – Cypressus sp – Fell and remove. Trees are inside boundary line and affect reinstatement of garden and fence line. G1, G2 – Cupressus sp – Reduce conifers by 5m to allow light into garden. G3 – No works. – 23A Hamlyn Road, Glastonbury, BA6 8HS – Mr Charlie Green – Works/Felling Trees in a CA.

The Planning Committee unanimously voted to Approve this application.

- (j) 2019/2319/TCA – T46 Beech – reduce crown to 15-17m, reshape & balance due to large branch failure multiple poor fork unions. T37 Cherry – fell due to being poor specimen and decaying. T41 – Elm – prune from BT wires (1m clearance) as touching wires. T42 – Horse Chestnut – prune from BT wires (1m clearance) as touching wires. Willow – re-coppice at 2ft ground as re-growth causing excessive shading. The Abbey, Magdalene Street, Glastonbury, BA6 9EL – Mr Mark King – Works/Felling Trees in CA.

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

- (k) 2019/2622/REM – Application for approval of reserved matters following outline approval 2013/0903 for the erection of 31 dwellings and associated access. Matters of appearance, landscaping, layout and scale to be determined – Uppingstock Farm, Old Wells Road, Glastonbury, BA6 8EA – Elan Homes Ltd – Reserved Matters Application.

The Planning Committee unanimously voted (with 1 abstention) to Approve this application. However, would like to make the following comment:-

- **The Committee are concerned with ground water problems/flooding and would like to see more natural drainage.**

- (l) 2019/2662/CLE – Application for a certificate of lawful existing development for the conversion of attic to a bedroom – 22 Pound Close, Glastonbury, BA6 9LG – Mrs Carol Wade – Certificate of Use Existing.

The Planning Committee unanimously voted to Approve this application.

- (m) 2019/2649/LBC – Insertion of privacy screen and bathroom fittings, new door and fanlight and handrail to stairs. Rebuild the stone wall adjacent to the entrance drive – 3 Magdalene Street, Glastonbury, BA6 9EW – Mary Elizabeth O'Neill – Listed Building Consent.

The Planning Committee unanimously voted to Approve this application.

- (n) 2019/2706/FUL – Demolition of existing ground floor extensions and construction of new ground floor, single storey rear extension. Installation of two windows in reinstated structural openings in flank wall at second floor level. Removal of existing defective cement render and roof covering on existing outrigger, walls re-rendered, roof resurfaced and solar panels installed – 8 Lambrook Street, Glastonbury, BA6 8BX – Mr Chris Lambert – Full Application.

The Planning Committee unanimously voted to Approve this application.

- (o) 2019/2717/DUB – Demolition of existing ground floor extensions and construction of new ground floor, single storey rear extension. Installation of two windows in reinstated structural openings in flank wall at second floor level. Removal of existing defective cement render and roof coverings on existing outrigger, walls re-rendered, roof resurfaced and solar panels installed – 8 Lambrook Street, Glastonbury, BA6 8BX – Mr Chris Lambert – Demolition of Unlisted Building in a CA.

The Planning Committee unanimously voted to Approve this application.

- (p) 2019/2715/ADV – Installation of 1 x 42” LCD media screen & 3 x 1250mm x 700mm flagpole signs, overall 2450mm in height – Tesco Supermarket, Wirral Park Road, Glastonbury, BA6 9XE – Mr Andy Horwood – Application to Display Adverts.

The Planning Committee unanimously voted to Approve this application.

Chairman, 17th December 2019