



Glastonbury Town Council

Meeting of the Planning Committee held at 7.00pm on 21st July 2020. This was a virtual meeting due to the 'lockdown' regulations associated with Covid-19

PRESENT: Councillors L Browne, J Cousins, P Lund, L MacDougal, C Prior, M Smyth.

IN ATTENDANCE: Gerard Tucker (Town Clerk) & Sarah Hallam (Admin) and 2 members of the public.

APOLOGIES: Cllrs: Roney-Dougal, Cottle, Barnet, Keery, Outten, Tucker

13. Declaration of Interest

14. To approve the minutes of the meeting of the Planning Committee held on 16th June 2020 (copy enclosed)

15. To consider the following correspondence received since the last meeting:

General Correspondence

Planning Permission Approved by Mendip District Council

- (a) 2020/0849/HSE – Conversion of Coachhouse to accommodation ancillary to the main house – 80 Benedict Street, Glastonbury, BA6 9EZ -Amanda l'ons – Householder Application.
GTC Planning Committee unanimously agreed to recommend approval of this application.
- (b) 2020/0865/HSE – Removal of existing bay and bay window, and fitting of replacement window – 85 Bere Lane, Glastonbury BA6 8BE – Helen Phillips – Householder Application.
GTC Planning Committee unanimously agreed to recommend approval of this application.
- (c) 2019/3050/CLE – Certificate of lawfulness for the use of land shown as The Oaks on submitted site plan for the siting of 43 touring caravans for holiday use and the use of the caravan storage area shown on the same site plan for storing a maximum of 60 touring caravans. (amended description 10.6.20) - Wick Farm, The Old Oaks Touring Park, Wick Lane, Wick, Glastonbury, BA6 8JS – Mr & Mrs AJ & SL White – Certificate of Use Existing.
GTC Planning Committee unanimously agreed to recommend approval of this application.
- (d) 2020/1116/NMA – Wirral Park Service Station, Wirral Park Road, Glastonbury, BA6 9XE – Application for a non-material amendment to permission 2019/3046/FUL for the creation of a new Air/Water and Vacuum bay along with 2 no. car parking spaces.
GTC Planning Committee unanimously agreed to recommend approval of this application.
- (e) 2020/1060/APP – 12 Bere Lane, Glastonbury, BA6 8BA - Application for approval of details reserved by conditions 3 (sample panel) and 4 (surface water drainage system) on planning consent 2018/2477/FUL.
GTC Planning Committee unanimously agreed to recommend approval of this application.

- (f) 2020/0887/HSE – 4 Porch Close, Glastonbury, BA6 8RR – Demolition of existing conservatory and construction of single storey extension to rear of dwelling house.
GTC Planning Committee unanimously agreed to recommend approval of this application.
- (g) 2020/0763/TCA -The Abbey, Magdalene Street, Glastonbury – Works to trees in a conservation area – TPO Not Required (No Objection).
GTC Planning Committee unanimously agreed to recommend approval of this application.
- (h) 2020/0765/TCA – Abbey House Retreat, Chilkwell Street, Glastonbury – Works/Felling Trees – T40 – Elm reduce end weight up to 4m. T88 Sycamore reduce tree to monolith – T91 – Sycamore reduce crown x 10m, reshape T – Horse Chestnut reduce crown up to 8m and re-shape. TPO Not required (No objection).
GTC Planning Committee unanimously agreed to recommend approval of this application.
- (i) 2020/0720/HSE – Proposed front, rear and side extension – 6 Wyrral Close, Glastonbury – Approved with conditions.
GTC Planning Committee unanimously agreed that this application should be recommended for refusal for the following reasons: Overdevelopment Visual impact Lack of privacy for the immediate neighbours through overlooking. Councillors considered that this application contravenes the National Planning Policy Framework guidance (section 127) b, and c. Planning policies and decisions should ensure that developments: (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting.
- (j) 2020/0770/TCA – Proposed works to tree/s in a Conservation Area: T9, T11, T15, T48, R77, T86, T96, T182, T354, T356, T366, T370, T429 & T431 – Abbey Gatehouse, Magdalene Street, Glastonbury, BA6 9EL – TPO Not required (no objection).
GTC Planning Committee unanimously agreed to support this application subject to the Tree Officer being involved in the decision process, also acknowledging that there is an appropriate time to undertake tree works and the summer is not considered appropriate.

Planning Permission Refused

N/A.

Planning Appeal

- (a) Appeal Ref : APP/Q3305/W/20/3246746 – 115 Wells Road, Glastonbury, BA6 9AJ

The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission. The appeal is made by Mr Neil Kite against the decision of Mendip District Council. The application Ref 2019/2138/FUL, dated 27th August 2019, was refused by notice dated 21st October 2019. The development proposed is described as the erection of two semi detached houses on land north of 115 Wells Road, Glastonbury.

Decision – The appeal is dismissed.

Withdrawn

- a) 2020/0371/FUL – Change of Use from Use Class B1 (light industrial) to Use Class D1 (therapy) – Unit B Rail Crossing Yard, Dyehouse Lane, Glastonbury, BA6 9LZ – Mr Alexandru-Marius Colbu.

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

- a) 2020/1147/HSE – Proposed garage conversion and one additional parking space – 5 Higher Actis, Glastonbury, BA6 8DR – Mr Hayward – Householder Application.
(GTC Planning Committee voted to support this application).
- b) 2020/1135/HSE – Erection of 2m privacy screen on balcony and 3m privacy screen on patio – 12 Ashwell Lane, Glastonbury, BA6 8BG – Mr Adam Worgan – Householder Application.

The neighbour (No.14 – Linda Bagg) addressed the Committee and spoke about her objections to this application due to the size of the screens, overshadowing/loss of natural light and negative impact on her property.

(By majority decision, the GTC Planning Committee voted (3 for / 2 abstained) to support this application. The neighbours objections in respect of overshadowing/loss of light, etc were noted and agreed to share this concern with the Planning Officer).

- c) 2020/1254/TCA – T1 Willow – re-pollard to former pruning points, T2 Walnut – holistic canopy reduction by 3.0m to sound pruning points as practicable, T3 Walnut – holistic canopy reduction by 3.0m to sound pruning points as practicable, - 3 Magdalene Street, Glastonbury, BA6 9EW – Mr G Eason – Works/felling Trees in a CA.
(GTC Planning Committee voted to support this application, however would like it to be referred to the Tree Officer).
- d) 2020/1220/LBC – Conversion of Upper floors from 3 no flats to 1 no dwelling, with changes to internal layout – First Floor Flat, 16 Market Place, Glastonbury, BA6 9EU – Mr Andrew Carrier – Listed Building Consent.
(GTC Planning Committee voted to support this application).
- e) 2020/1151/OTS – Development of 6 detached dwellings with associated vehicular accesses and landscaping – Land at 3151328 138314 Ashwell Lane, Glastonbury – S J Field Ltd – Outline – Some Matters Reserved.

Matt Williams (Planning Consultant at Brimble Lea) put forward the application for this development attended the meeting and put forward his statement for the development.

(GTC Planning Committee unanimously voted to Refuse this application on the following grounds:

1) The proposed development is outside of the Development Limit Boundary in an exceptional area of our town; the land – and view of the Tor and St. Michael's Tower – is of significant national and international cultural and spiritual importance; in addition to being both a tourist and a pilgrimage site – two essential factors in Glastonbury's economy.

2) Visual amenity: considering the special significance of the area, the potential impact on visual amenity of such an important site is so great that the council feels the proposed development is against the public interest.

3) Special Landscape Feature: there are only two sites in Mendip that meet all the criteria for designation as a Special Landscape Feature, the Tor is one of them. The proposed development site is on the lower slopes of the Tor, and is therefore not only unsuitable, but contra to the Local Plan Goal 21: Local Planning Policies DP1 & DP4: to protect sensitive wildlife habitats and valued landscapes from development and enhance biodiversity and local

scenery through an integrated network of green spaces, corridors and protected areas. “No unsuitable development in Special Landscape Feature Areas.”

4) Conservation: The proposed development site adjoins a designated Conservation Area, therefore, sensitivity to the historic interest of the site – as well as seeking to minimise the loss of the natural environment – should be taken into consideration.

5) The number of proposed houses may have been reduced from the previous application – from eleven to six – but the council is concerned that the impact would be almost the same, as each house has a larger footprint than those previously proposed.

6) Access: part of Ashwell Lane is narrow, being only 2.7m wide. Even removing hedgerows, this does not provide sufficient safe access (emergency vehicles require min 3.7m) and is therefore too narrow.

In addition, Glastonbury Councillors raised concerns that the vicinity of the proposed development has been subject to recent landslides, substantial enough to cause Ashwell Lane to be closed for a significant time).

- f) 2020/1180/HSE – Erection of glass balustrade balcony to the rear elevation and replacement of one windows with 2 no. windows and a door – 6 Rowley Road, Glastonbury, BA6 8HU – Mr B J Chant – Householder Application.
(GTC Planning Committee voted to support this application).
- g) 2020/1244/FUL – Proposed Single Storey extension to side and rear of sales building with car wash lane modifications and canopy raised to 5.1m – Wirral Park Service Station – Wirral Park Road, Glastonbury, BA6 9XE – Full Application.
(GTC Planning Committee voted to support this application).
- h) 2020/1284/TPO – T1 Mature Horse Chestnut – full canopy reduction of 3m of lateral spread and height, finishing cuts not exceeding 75mm in diameter – 5 Porch Close, Glastonbury, BA6 8RR – Applicant Perry – Works/Felling of TPO Trees.
(GTC Planning Committee voted to support this application, however would like it to be referred to the Tree Officer).
- i) 2020/1311/TCA – T1 Douglas Fir – Reduce overall height by 1/3 by way of general maintenance – 3 Chilkwell Street, Glastonbury, BA6 8DJ – Dr Paul Banks – Works/Felling Trees in a CA.
(GTC Planning Committee voted to support this application, however would like it to be referred to the Tree Officer).
- j) 2020/1210/FUL- Erection of an agricultural barn – The Old Grey Barn, Alpaca Centre, Dyehouse Lane, Glastonbury, BA6 9QS – Mr Harding – Full Application.
(GT emailed the Planning Officer requesting further information and this application will be discussed at the Town Council meeting on 9th August 2020).

17. ANY OTHER BUSINESS

None.

Chair of the Planning Committee
18th August 2020