



Glastonbury Town Council

Meeting of the Planning Committee held at 7.00pm on 15th December 2020. This was a virtual meeting due to the 'lockdown' regulations associated with Covid-19

PRESENT: Councillors: L Browne (Chair), J Cousins, P Lund, L MacDougal, I Mutch, C Prior, M Smyth, I Tucker, J Keery, S Barnet, S Henderson.

IN ATTENDANCE: Gerard Tucker (Town Clerk), Sarah Hallam (admin).

APOLOGIES: Cllrs: Outten, Roney-Dougal

30. Declaration of Interest

Cllr Tucker declared an interest in Planning Applications (a) 2020/2209/FUL – Middle Wick Farm, Wick Lane, Wick, Glastonbury and (d) and (e) 2020/2453/VRC –The Grange, Old Wells Road, Glastonbury.

31. To approve the minutes of the meeting of the Planning Committee held on 17th November 2020.

32. To discuss the proposed development Proposed development at Norbins Road Car Park, Glastonbury – Aster Group invite us to view their emerging development proposals for residential development at Norbins Road Car Park and welcome comments. To view the proposed development, please visit www.Norbinsroadcarpark.clplanning.co.uk. They are looking to submit a Planning Application to Mendip late Jan 2021 and are looking for feedback.

Brett Spiller (CL Planning) attended the meeting to answer any questions the Committee had regarding the development. Brett gave an overview of the development. He added that they had received over 30 responses from local residents, the comments have been mixed. He advised that the consultation period had been extended to 22nd January 2021.

Maggie Dear (member of public who lives at No. 44 Norbins Road) put forward concerns that she and fellow neighbours have concerning the development including the safety of dropping/collecting children from St Johns School and the parking. The lanes around the school are very narrow with no pavements for pedestrians. Car park is known as the “locals car park” and it’ll be a shame to lose it if the application is approved.

A general discussion took place between Brett Spiller and the Committee.

The Committee decided to write to the Cabinet about the car park.

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

Planning Permission Approved by Mendip District Council

- a) 2020/1971/TPO – Beech (T1) – Crown lift to 8m from ground level to allow more light to property and garden. Beech (T2) – Notification of removal of dead wood – 65 Wells Road, Glastonbury, BA6 9BY – Sue Hill – Works/Felling of TPO Trees.
(GTC Planning Committee unanimously voted to support this application).

- b) 2020/2164/APP – Approval of details reserved by conditions 9 (Programme of Archaeological Work) and 10 (Noise Mitigation Measures) on planning consent 2017/2220/FUL – Northover Manor House, Beckery, Glastonbury, BA6 9NU.
(GTC Planning Committee voted to support the original planning application 2017/2220/FUL).
- c) 2020/1921/FUL – Installation of 10m wooden telegraph telecommunications pole supporting 4no. dishes, 3 no. antenna, 1 no. equipment cabinet and ancillary development – Norwood Park Farm, Wick Lane, Wick, Glastonbury.
(GTC Planning Committee voted to refuse the application on the following material condition:
 - *The Precautionary Principle with regard to Mobile Phone masts).*
- d) 2020/1867/LBC – The replacement of 1 no. Velux window with a conservation rooflight to the front (west) slope and the introduction of an additional rooflight to the rear (east) slope – 3 Chilkwell Street, Glastonbury, BA6 8DJ.
(GTC Planning Committee unanimously voted to reject this application and would like the Planning Officer to visit the premises as the Committee are convinced it is being used as a multi-occupancy dwelling) – see below follow up under “[Follow up from October Planning Meeting](#)”.
- e) 2020/1996/HSE – Erection of garage and storage building – 8A Wells Road, Glastonbury, BA6 9DH – Mr T Francis.
(GTC Planning Committee unanimously voted to support this application)
- f) 2020/2161/APP – Approval of details reserved by condition 6 (Surface Water Drainage Strategy) on planning consent 2017/3109/FUL – New Close Farm, Dyehouse Lane, Glastonbury, BA6 9LZ – Mr & Mrs Hughes.
- g) 2020/2131/TCA – T1 Walnut Tree – Fell – Coombe Brook, Lambrook Street, Glastonbury, BA6 8BY, TPO Not Required.
(GTC Planning Committee unanimously voted to support this application).
- h) 2020/1938/HSE – Erection of first floor side extension and single storey rear extension, 66 Boundary Way, Glastonbury, BA6 9PH – Mr & Mrs Sweet
(GTC Planning Committee unanimously voted to support this application).

Planning Permission Split Decision

- (a) 2020/2052/APP – Application for approval of details reserved by conditions 6 (surface water drainage system, 7 (foul drainage), 10 (external walls materials) on planning consent 2020/0515/FUL – Appledawn, Wick Lane, Wick, Glastonbury, BA6 8JS.

Summary of Approval – The details submitted pursuant to condition 10 of planning permission 2020/0515/FUL are acceptable and are sufficient to satisfy the pre-commencement component of this condition.

Summary of Refusal – Percolation test results from tests conducted on site have been provided, these show that conditions on site are not suitable for infiltration. The proposed surface water drainage shown on the plan is piped drainage network with discharge to a ditch. No details are provided regarding the received ditch, its location and location of proposed fallout.

Foul drainage is proposed to a package treatment plant. In accordance with the general binding rules treated effluent should discharge to a watercourse that normally contains flow throughout the year, no evidence has been provided.

The details submitted for conditions 6 and 7 are therefore not acceptable and the conditions cannot be discharged.

Planning Permission Refused

N/A

Planning Appeal

N/A

Withdrawn

N/A

Follow up from October Planning Meeting

2020/0819/HSE - 3 Chilkwell St, Glastonbury - Proposed garden office/store & location of shepherds' hut in rear garden.

We have received the below response from Simon Snartt, Mendip Enforcement Officer.

A site visit was carried out with reference to the recently approved application 2020/0819/HSE this has not been constructed yet – I also checked in all the other buildings in the garden area – void of any residential use- there is no evidence of any planning offence being committed.

There are tenants in the house but for planning terms this is not a house in multiple occupation.

I have therefore closed the case.

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

- (a) 2020/2209/FUL – Erection of farm shop (A1) and café (A3) with associated kitchen, store and WCs – Middle Wick Farm, Wick Lane, Wick, Glastonbury, BA6 8JW – Mr & Mrs Barker – Full Application.
(GTC Planning Committee voted 6 for , 2 abstentions (Cllr Tucker not voting due to declaration of interest) to support this application).
- (b) 2020/2343/TCA – Works to trees in a conversation area – T1 (Holly) Reduce crown by 40% - Abbey Grange, 19 Magdalene Street, Glastonbury, BA6 9EW – Dr Timothy Hopkinson-Ball – Works/Felling Trees in a CA.
(GTC Planning Committee unanimously voted to support this application).
- (c) 2020/2371/HSE – Two storey side extension – 44 Hartlake Close, Glastonbury, BA6 9GF – Mr & Mrs Green – Householder Application.
(GTC Planning Committee unanimously voted to support this application).
- (d) 2020/2453/VRC – Application to vary condition 2 (drawings) & 7 (vehicular access) of planning approval 2019/0556/FUL (Erection of a new vehicle workshop building. To include MOT bay, reception area, office & ancillary welfare facilities (use Class B2) – The Grange, Old Wells Road, Glastonbury, BA6 8ED – Mr R Findlay – Variation of Removal of Conditions.
(GTC Planning Committee voted 4 for, 1 against, 3 abstentions (Cllr Tucker not voting due to declaration of interest) to support this application).

- (e) 2020/2428/HSE – Erection of a single storey side extension to existing dwelling – The Grange, Old Wells Road, Glastonbury, BA6 8ED – Mrs T Findlay – Householder Application.
(GTC Planning Committee voted 6 for, 2 abstentions (Cllr Tucker not voting due to declaration of interest) to reject this application for the following material reasons:-
- The cumulative impact of the development when considered alongside other development will have an adverse impact on the area and over-development).**
- (f) 2020/2432/HSE – Converting lean-to/carport to garage with utility room – 4 Ferryman Road, Glastonbury, BA6 9BW – Mr Robert Hook – Householder Application.
(GTC Planning Committee unanimously voted to support this application).
- (g) 2020/1988/FUL – Erection of 1 no. two-bedroom dwelling house – 16 Rowley Road, Glastonbury, BA6 8HU – Mr Jim Bartram – Full Application.

Mr Bacon (neighbour/owner of St Edmund's Lodge) attended the meeting and expressed his concern and rejects this application for the following reasons:

(1) The proposed building will cause unacceptable overlooking to our house and garden, including our rear flat "The Old Dispensary" which we let out. It would destroy the beauty of the charming terraced and secluded rear Edwardian garden.

(2) The proposed building is out of character with the street of Rowley Road. It is a speculative and greedy proposal to develop a narrow width plot, which, if approved, would open the floodgates to overdevelopment in the area. 16 Rowley Road is a family home and requires a compatible garden area for a family. It should be preserved for future generations.

Another neighbour (Faye) attended the meeting stating she had just purchased her property (Heldon Rise) & her main concern was the balcony and large window at the back of the property.

The applicant Ms Coxwell & Mr Bartram also attended the meeting. They advised that they already had planning permission for a 2 storey side extension but had decided instead to ask permission for a 2nd house to accommodate their family at a future date. They had decided to go for a flat roof to minimise the height and so create less of any issue with overview of the neighbours. Their plans are for a fully sustainable carbon-zero house; solar panels and air source heating. There would still be ample garden at the back & room for 2 cars at the front, in a driveway. Mr Bacon's property is lined with tall trees & his garden is adjacent to them, so they have no view into his house & neither will the new house.

The bungalow at the bottom (Haldon Rise) is down the hill. Their property will not have any balcony overlooking (not in their plans) plus their garden & 16, Rowley Road's garden will be between them, no overview will be greater than currently.

They are surprised at Mr Bacon's objection as he has planning permission to build a house, adjacent to where they intend to build!

(GTC Planning Committee voted (5 for / 3 abstentions) to support this application).

----- Chair
19th January 2021