



# Glastonbury Town Council

**Meeting of the Planning Committee held at 7.00pm on 27<sup>th</sup> April 2021. This was a virtual meeting due to the 'lockdown' regulations associated with Covid-19**

**PRESENT:** Councillors: L Browne (Chair), M Smyth (Deputy Chair), J Cousins (Mayor), S Barnet, J Keery, B Outten, I Tucker, S Roney-Dougal, C Prior, L MacDougall, I Mutch & P Lund.

**IN ATTENDANCE:** Gerard Tucker (Town Clerk) & Sarah Hallam (Admin).

**APOLOGIES:** None.

---

## 43. Declaration of Interest.

Item (d) – Applicant T Napper is a County Councillor and therefore known to all GTC Councillors.

## 44. To approve the minutes of the meeting of the Planning Committee held on 16<sup>th</sup> March 2021.

## 45. To consider the following correspondence received since the last meeting:

### Planning Permission Approved by Mendip District Council

- (a) 2021/0047/HSE – Dropped kerb to the front of the property – 32 Manor House Road, Glastonbury, BA6 9DF – Mr Shane Cook – Householder Application.  
*(GTC Planning Committee unanimously agreed to recommend APPROVAL of this application).*
- (b) 2021/0043/APP – Approval of details reserved by condition 4 (Surface Water Drainage System) on planning consent 2020/1244/FUL – Wirral Park Service Station, Wirral Park Road, Glastonbury, BA6 9XE.  
*(GTC Planning Committee unanimously agreed to recommend APPROVAL of this application).*
- (c) 2021/0180/HSE - Demolition of existing lean to extension & construction of single storey side extension. Works to existing building including replacement windows & door with new canopy over, addition of 1<sup>st</sup> floor en-suite, remove & replace existing UPVC fascia, gutters & downpipes, new timber gates, remove & replace existing concrete lintels, replace existing concrete/stone cills, repair & re-point existing chimney stacks & coping to gables, repair & re-point existing stonework, remove cement screed in kitchen, re-open original fireplaces to kitchen & living room. Erection of oak framed garage – 23 Northload Bridge, Glastonbury, BA6 9LF – Mr Lee – Householder Application.  
*(GTC Planning Committee unanimously agreed to recommend APPROVAL of this application).*
- (d) 2021/0181/LBC - Demolition of existing lean to extension & construction of single storey side extension. Works to existing building including replacement windows & door with new canopy over, addition of 1<sup>st</sup> floor en-suite, remove & replace existing UPVC fascia, gutters & downpipes, new timber gates, remove & replace existing concrete lintels, replace existing concrete/stone cills, repair & re-point existing chimney stacks & coping to gables, repair & re-point existing stonework, remove cement screed in kitchen, re-open original fireplaces to kitchen & living room. Erection of oak framed garage – 23 Northload Bridge, Glastonbury, BA6 9LF – Mr Lee – Listed Building Consent.  
*(GTC Planning Committee unanimously agreed to recommend APPROVAL of this application).*

- (e) 2021/0280/HSE – Proposed single storey extension and raised decking to front elevation of dwelling – Haldon Rise, Leg of Mutton Road, Glastonbury, BA6 8HJ – Mr Steve Jackson – Householder Application.  
*(GTC Planning Committee unanimously agreed to recommend APPROVAL of this application).*
- (f) 2021/0242/FUL – Removal of existing steel fire escape stairs and fire exit door and installation of 1no. new window – Copper Beech, 34 Magdalene Street, Glastonbury, BA6 9EJ – Mr ID Ford-Young – Full Application.  
*(GTC Planning Committee unanimously agreed to recommend APPROVAL of this application).*
- (g) 2021/0138/FUL – Change of use of the yard area only from B2 (motor vehicle repairs) to B8 (storage) with associated works to allow the sub division of the site into small storage areas – The Old Coal Yard, The Mound, Glastonbury, BA6 9QA – Mr Nigel Baker – Full Application.  
*(GTC Planning Committee unanimously agreed to recommend APPROVAL of this application).*

**Planning Permission Refused**

N/A

**Planning Permission Refused**

N/A

**Planning Appeal**

N/A

**Withdrawn**

N/A

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

- (a) 2021/0556/HSE – Loft conversion and alterations to existing dwelling – 27 Norbins Road, Glastonbury, BA6 9JF – Mr C Bridson – Householder Application.  
*(Cllr Cousins proposed, seconded by Cllr Keery and unanimously agreed to recommend APPROVAL of this application).*
- (b) 2021/0497/HSE – Demolition of existing conservatory and replacement with ground floor extension (approval granted as 2020/0887/HSE) with addition of 2 x rooflights. Conversion of attic and associated works. Replacement of garage door – 4 Porch Close, Glastonbury, BA6 8RR – Mr & Mrs Date – Householder Application.  
*(Cllr Keery proposed, seconded by Cllr Smyth and unanimously agreed to recommend APPROVAL of this application).*
- (c) 2021/0564/HSE – Proposed single storey extension – 15 Avalon Estate, Glastonbury, BA6 9AA – Mr Gregory – Householder Application.  
*(Cllr Outten proposed, seconded by Cllr Keery and unanimously agreed to recommend APPROVAL of this application).*
- (d) 2021/0583/FUL – Erection of two adjoining B2 units – Land at 349154 139025 Dyehouse Lane, Glastonbury, BA6 9LZ – Mr T Napper – Full Application.  
*(GTC Planning Committee voted 6 for, 5 abstentions to recommend APPROVAL of this application). Note – Applicant Mr T Napper is a Somerset County Councillor and is therefore known to all Councillors.*

- (e) 2021/0250/HSE – Replace single glazed sash timber windows and single glazed timber front door – 82 Benedict Street, Glastonbury, BA6 9EZ – Ms Wendy Freeman – Householder Application.  
*(Cllr Tucker proposed, seconded by Cllr Mutch and unanimously agreed to recommend APPROVAL of this application).*
- (f) 2021/0628/TPO – Works to TPO Trees (M1068); T1 (Common Walnut Tree) crown reduce by 2-2.5m to previous reduction points at c.8m in height from ground level and crown raising of low sub-lateral and tertiary branches to a height of 2.5m above ground level – 35 Hood Close, Glastonbury, BA6 8ES – Mr Tim Jarratt – Works/Felling of TPO Trees.  
*(GTC Planning Committee are happy with these works, but would like to refer this application to the Tree Officer).*
- (g) 2021/0340/FUL – Demolish existing dwelling and replace with new dwelling and associated works – Cold Harbour Farm, Meare Road, Glastonbury, BA6 9SZ – Mr & Mrs Toye – Full Application.  
*(Cllr Tucker proposed, seconded by Cllr Keery and unanimously agreed to recommend APPROVAL of this application).*
- (h) 2021/0722/TCA – H1 – Remove conifer hedge and conifer tree from front garden – 85 Bere Lane, Glastonbury, BA6 8BE – Mr Philips – Works/Felling Trees in a CA.  
*(GTC Planning Committee are happy with these works, but would like to refer this application to the Tree Officer).*
- (i) 2021/0748/VRC – Application to vary condition 13 (holiday/short term lets) of planning approval 2017/3231/FUL to either holiday/short term lets or long term lets – 13 High Street, Glastonbury, BA6 9DP – Mr Shah – Variation or Removal of Conditions.  
*(Cllr Mutch proposed, seconded by Cllr Outten and unanimously agreed to recommend APPROVAL of this application).*
- (j) 2021/0636/LBC – Installation of gas meter in front garden – Flat 1, 28 Chilwell Street, Glastonbury, BA6 8DA – Mr Nicholas Draper – Listed Building Consent.  
*(Cllr Mutch proposed, seconded by Cllr Barnet and unanimously agreed to recommend APPROVAL of this application).*
- (k) 2021/0716/FUL – Proposed conversion of Two Retail Units (Class EA) into Two Residential Flats (Class C3) on the Ground floor – The Old Library, 19 Northload Street, Glastonbury, BA6 9JJ – Mr Cliff Wilson – Full Application.  
*(Cllr Tucker proposed, seconded by Cllr Outten and unanimously agreed to recommend APPROVAL of this application).*
- (l) 2021/0790/HSE – Erection of single storey side extension – 6 Jacobs Close, Glastonbury, BA6 8EJ – Mr Paul Scott – Householder Application.  
*(Cllr Mutch proposed, seconded by Cllr Outten and unanimously agreed to recommend APPROVAL of this application).*
- (m) 2021/0872/TCA – T1 Large Magnolia Grandiflora – Reduce vertical growth to just below the roofline. Reduce lateral growth by approx. 1.5m. T1 Portuguese Laurel Standard – Reduce overall crown by approx. 0.5m – Greenhill House, Magdalene Street, Glastonbury, BA6 9EJ – Mr Michael Brown – Works/Felling Trees in a CA.  
*(GTC Planning Committee voted unanimously to support the works, but would like to refer this application to the Tree Officer).*

----- Chair  
18<sup>th</sup> May 2021