



GLASTONBURY TOWN COUNCIL

Minutes of Planning Committee held on 24th May 2022 at 7.00pm	
Councillors Present	M Smyth (Chair), Lokabandhu (Deputy Chair), S Henderson, Z Price, P Manning, M White, I Donfrancesco, I Mutch, L MacDougall, M Oakden
Apologies	CLRs J Cousins (Mayor), R Cook & S Roney-Dougal
In Attendance	Gerard Tucker (Town Clerk) & Sarah Hallam (Admin)
Public Participation	Several members of the public spoke during public participation. The subjects raised included: 1. Item 8(a) - 2022/0916/FUL – Planning Application

- 1. Apologies.**
- 2. Election of Chair** – Cllr Henderson having been nominated informed that he was unable to attend the committee, other than as an observer, as he has accepted a position on the District Councils planning board. Cllr Smyth was proposed and seconded. There being no other nominations was duly elected Chair of the Planning Committee.
- 3. Election of Deputy Chair** - Cllr Lokabandhu was proposed and seconded. There being no other nominations, was duly elected Deputy Chair of the Planning Committee.
- 4. Short Training Session on Planning delivered by the Town Clerk.**
- 5. Declaration of Interest.**
 - Item 8a - The entire Committee declared a prejudicial interest as the location for the proposal is immediately adjacent to land owned by the Town Council.
 - Item 8b - The entire Committee declared a personal interest as the applicant is an elected Town Councillor.
- 6. To approve the minutes of the meeting of the Planning Committee held on 19th April 2022.**
- 7. To consider the following correspondence received since the last meeting:**

Planning Permission Approved by Mendip District Council

- (a) 2022/2022/0070/HSE - Erection of a two storey side extension - 61 Hill Head, Glastonbury, BA6 8AW - Leah Rasmussen - Householder Application.
(Cllr Smyth proposed, seconded by Cllr Cousins to recommend REFUSAL (4 for / 1 against & 1 abstention) of this application on the grounds of overdevelopment. The Councillors would also add that it appears from the plans to be effectively a separate dwelling).

- (b) 2022/0264/HSE – Two storey side extension and first floor side extension – Highview, Coursing Batch, Glastonbury, BA6 8BQ – Mr M Wade – Householder Application.
(Cllr Tucker proposed, seconded by Cllr Cousins and unanimously agreed to recommend APPROVAL, although it is suggested that the west side first floor balcony is screened to prevent the overlooking of neighbours and intrusion).
- (c) 2022/0117/HSE – Erection of single storey wraparound side/rear extension – 24 St Dunstons Close, Glastonbury, BA6 9AR – Mrs T James – Householder Application.
(Cllr Tucker proposed, seconded by Cllr Keery and unanimously agreed to recommend APPROVAL of this application).
- (d) 2022/0473/HSE – Erection of single storey rear extension to replace existing conservatory – 11 Manor House Road, Glastonbury, BA6 9DE – Mr & Mrs Jackson – Householder Application.
(Cllr Roney-Dougal proposed, seconded by Cllr Cousins and unanimously agreed to recommend APPROVAL of this application).
- (e) 2021/2881/FUL – Installation of 1.no low level air conditioning condenser unit to rear elevation (retrospective) – 17 Market Place, Glastonbury – Mr M Brennan – Full Application - 14 day Re-Consultation Letter.
(Cllr Cousins proposed, seconded by Cllr Barnet and unanimously agreed to recommend REFUSAL of this application on the grounds of noise and odour in close proximity to neighbours).
- (f) 2022/0250/FUL – Erection of a manure store and installation of a reed bed – Park Corner Farm, Gypsy Lane, Edgarley, Glastonbury – Mr Ian Tucker – Full Application.
(This application was not debated due to the Applicant being a GTC Councillor).
- (g) 2021/2620/TPO – T1 Oak (M294) – prune the low lateral branches by 2m – 4 Chalice Hill Close, Glastonbury, BA6 8AY – Mrs Woodcock – Works/Felling of TPO Trees.
(Cllr Smyth proposed, seconded by Cllr Roney-Dougal to recommend APPROVAL of this application, but also to refer to the Tree Officer).
- (h) 2021/1159/TPO – T1: Oak – Fell – 2 Ashwell Lane, Glastonbury, BA6 8BG – Francesca Whitbread – Works/Felling of TPO Trees.
(Cllr Cousins proposed, seconded by Cllr Tucker and unanimously agreed to refer this application to the Tree Officer due to the preservation order).
- (i) 2021/2383/TPO – M1382: T1 (Oak) – Reduce crown by up to 2m, prune wounds less than 60mm in diameter and target prune to appropriate unions – 2 Ashwell Lane, Glastonbury, BA6 8BG – Mr Knickerbocker – Works/Felling of TPO Trees.
(GTC Planning Committee unanimously agreed to recommend APPROVAL of this application and to refer to the Tree Officer).

- (j) 2022/0426/TPO – T1 Ash Tree Section to fell to ground level (TPO M344) – 2 Higher Actis, Glastonbury, BA6 8DR – Mrs A Markillie – Works/Felling of TPO Trees.
(Cllr Tucker proposed, seconded by Cllr Cousins and unanimously agreed to recommend APPROVAL of this application).
- (k) 2022/0607/HSE – Erection of a single storey & 2 storey extensions – Clairmont Villa, Leg of Mutton Road, Glastonbury, BA6 8HJ – Mr & Mrs H Bond – Householder Application.
(Cllr Keery proposed, seconded by Cllr Barnet and agreed (with 1 abstention) to recommend APPROVAL of this application).

Planning Permission Refused

N/A

Planning Appeal

N/A

Withdrawn

- (a) 2021/0267/FUL – Conversion of existing single-storey garage to two-storey 3-bedroom dwelling/house – 44 Norbins Road, Glastonbury, BA6 9JF – Mrs Maggie Dear – Full Application.
(Cllr Cousins proposed, seconded by Cllr Roney-Dougal and unanimously agreed to recommend REFUSAL on the grounds of over development and public safety due to additional traffic use).

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

- (a) 2022/0916/FUL – Erection of a Readymix concrete batching plant to include manufacture & distribution of aggregates & associated products falling within extant B2/B8 planning use class – Land at Dyehouse Lane, Glastonbury – Tor Multimix Ltd – Full Application.
(Members of the public spoke against this application and the applicant's agent spoke in favour. The clerk informed that as the Town Council had a pecuniary interest in this application, that no recommendation is to be made to the District Council. Individuals however are at liberty to send their comments to the planning authority).
- (b) 2022/0703/HSE – Conversion of garage, alterations to roof with replacement of garage door with door and window – Mr Lokabandhu – Householder Application.
(This application was not discussed as the applicant is an elected councillor and therefore the Town Councillors would have a personal interest in the application).

- (c) 2022/0935/HSE – Erection of attached double garage following demolition of existing garage – 1 Beckery, Glastonbury, BA6 9NT – Mr & Mrs Snook – Householder Application. (Cllr Donfrancesco proposed, seconded by Cllr Mutch and unanimously agreed to recommend APPROVAL of this application).
- (d) 2022/0890/LBC – Convert agricultural buildings to 2 no. residential dwelling houses with ancillary accommodation, demolish agricultural building and replace with a wall with associated access and parking – Mr Martyn Harrison – Listed Building Consent. (Cllr Lokabandhu proposed, seconded by Cllr Donfrancesco and unanimously agreed to recommend APPROVAL of this application and would encourage the use of renewable building materials).
- (e) 2022/0889/FUL – Convert agricultural buildings to 2 no. residential dwelling houses with ancillary accommodation, demolish agricultural building and replace with a wall with associated access and parking – Mr Martyn Harrison – Full Application. (Cllr Lokabandhu proposed, seconded by Cllr Donfrancesco and unanimously agreed to recommend APPROVAL of this application and would and would encourage the use of renewable building materials).
- (f) 61769/MDP002 – Proposed Base Station upgrade, Park Farm Road Verge, Beckery Road Ind Estate, Glastonbury – BA6 9QA – Hutchison 3G UK (H3G) Ltd - pre-application discussions with regard to preferred site option. (Cllr Donfrancesco proposed, seconded by Cllr Price and agreed (7 in favour / 2 against) to recommend REFUSAL of this application on the following grounds:-
- The height of this mast is considered to be too large
 - The visual impact of the mast on the local landscape, in particular the vista from Wearyall Hill and Tor, both special landscape features.

The Committee asked the clerk to inform/remind Mendip District Council that Glastonbury Town Council has adopted the Precautionary Principle; opposing the roll-out of 5G until further information is made available on the safety or otherwise of the technology).

SIGNED:	DATE:
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