



# GLASTONBURY TOWN COUNCIL

<b>Minutes of Planning Committee held on 16<sup>th</sup> August 2022 at 7.00pm</b>	
Councillors Present	M Smyth (Chair), Lokabandhu (Deputy Chair), J Cousins, I Donfrancesco, P Manning, M White, S Roney-Dougal & L MacDougall
Apologies	Cllrs I Mutch, Z Price & R Cook
In Attendance	Sarah Hallam (Committee Clerk)
Public Participation	Helen Lazenby (Clive Miller Planning)

## **11. Apologies.**

## **12. Declaration of Interest.**

- Item 5e – Cllr Roney-Dougal knows the applicant.
- Item 5f – Cllr Smythe knows applicant.
- Item 5j – The Committee declared a personal interest as the applicant is an elected Town Councillor.

## **13. To approve the minutes of the meeting of the Planning Committee held on 19<sup>th</sup> July 2022.**

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

### **Planning Permission Approved by Mendip District Council**

- (a) 2022/0725/HSE – Erection of a two storey side extension and a single storey rear extension – 11 Underwood Road, Glastonbury, BA6 9BG – Mr & Mrs Reed – Householder Application.  
*(Cllr J Cousins proposed, seconded by Cllr Manning and unanimously agreed to recommend APPROVAL of this application)*
- (b) 2022/0862/HSE – 3 Dormers to be added to the First Floor roof scape – Lower Building, Cinnamon Lane, Glastonbury, BA6 8BN – Mrs Margaret Oakden – Householder Application.  
*(This application was not debated due to the Applicant being a GTC Councillor).*
- (c) 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).*

### Planning Appeal

- (a) 2020/0230/FOOT - Diversion of Public Footpath WS 15/31 in association with Planning Permission Ref: 2019/0499/REM - Pear Tree Farm, 26 Old Wells Road, Glastonbury, BA6 8EA - Elan Homes Ltd

The Informal Hearing will be held at The Council Chamber Mendip District Council Offices, Cannards Grave Road, Shepton Mallet, Somerset, BA4 5BT on 6<sup>th</sup> Sept 2022 at 10:00am.

### Withdrawn

N/A

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

- (a) 2022/1298/HSE – New pedestrian access, replace secondary front door with sash window, replace glazing to front elevation, rear orangery extension and revised outbuilding with new dormer window – 102 Bove Town, Glastonbury, BA6 8JG – Chris Borkett & Kim Embra – Householder Application.

(Cllr Roney-Dougal proposed, seconded by Cllr Donfrancesco and unanimously agreed to recommend APPROVAL of this application).

- (b) 2022/1397/HSE – Conversion of existing detached garage to residential accommodation and addition of rear dormer – 26 The Roman Way, Glastonbury, BA6 8AB – Mr Stephen Kemp – Householder Application.

(Cllr Lokabandhu proposed, seconded by Cllr Roney-Dougal and unanimously agreed to recommend REFUSAL of this application as the development may cause traffic problems such as traffic generation, access & safety problems).

- (c) 2022/1430/HSE – Amendment to approved application 2019/2849/HSE for enlargement of dormer roof and new roof covering to existing dwelling – 50 The Roman Way, Glastonbury, BA6 8AD – Mr & Mrs D Sparks – Householder Application.

(Cllr Cousins proposed, seconded by Cllr Roney-Dougal and unanimously agreed to recommend APPROVAL of this application).

- (d) 2022/1445/HSE – Single storey side and rear extension – 19 St Edmunds Road, Glastonbury, BA6 9HX – Mr & Mrs Crease – Householder Application.

(Cllr Lokabandhu proposed, seconded by Cllr Cousins and unanimously agreed to recommend APPROVAL of this application, but added that the Committee are concerned about the stylistic content and how the extension may affect the immediate neighbour).

- (e) 2022/1466/TCA – Oak 1, 2 & 4 – Crown reduction by approx. 20 ft. max – 8 Wick Hollow, Glastonbury, BA6 8JJ – Jonathan Grocock – Works/Felling Trees in a CA.  
(Cllr Donfrancesco proposed, seconded by Cllr Cousins and agreed (1 abstention) to refer this application to the Tree Officer, but would ask that the Officer visits the site before making any decision).
- (f) 2022/1356/HSE – Erection of single-storey rear extension – Hillside, Street Road, Glastonbury, BA6 9EG – Ms Rosie Gurung – Householder Application.  
(Cllr Cousins proposed, seconded by Cllr Roney-Dougal and unanimously agreed to recommend APPROVAL of this application).
- (g) 2022/1434/FUL – Erection of 1no. dwellinghouse (re-submission of 2011/0861) – Land at Rear of 83 Manor House Road, Glastonbury, BA6 9DQ – Full Application.  
(Cllr White proposed, seconded by Cllr Donfrancesco and agreed (1 abstention) to recommend REFUSAL of this application on the following material considerations:-
- The proposed development will have a negative impact on the amenity of another property, through noise, overlooking, overshadowing, smells, light pollution, loss of daylight, loss of privacy, dust, vibration or late night activities.
  - The development may cause traffic problems such as traffic generation, access or safety problems
  - Approval would create a precedent meaning that it would be difficult to object to similar proposals).
- (h) 2022/1119/TCA – T1 (Conifers row) reduce in height by approx. 2-2.5m of growth – Coombe Brook, Lambrook Street, Glastonbury, BA6 8BY – Mr S Crisp – Works/Felling Trees in a CA.  
(Cllr Cousins proposed, seconded by Cllr White and unanimously agreed to refer this application to the Tree Officer).
- (i) 2022/1411/OUT – Application for Outline Planning Permission with all matters reserved for erection of 1no. dwelling house (resubmission of 2019/0434/OTA) – Land East of 10 Wells Road, Glastonbury – Mr Terence Hurd – Outline Application.  
(Cllr Cousins proposed, seconded by Cllr White and agreed (4 for / 1 against and 2 abstentions) to recommend REFUSAL of this application based on the material consideration of overdevelopment).
- (j) 2022/1496/FUL – Erection of 2no. adjoining B2 units (Resubmission of 2021/0583/FUL) – Land adjacent to former Sewtech building, Dyehouse Lane, Glastonbury, BA6 9LZ – Mr T Napper – Full Application.  
(This application was not debated due to the Applicant being a GTC Councillor).

- (k) 2022/1455/FUL – Installation of 4no. floodlights at show tennis court – Millfield Preparatory School, Edgarley Road, Glastonbury - Full Application.  
Helen Lazenby (Clive Miller Planning) attended the meeting and talked about the application for the floodlights and answered any questions the Committee had.  
(Cllr White proposed, seconded by Cllr Cousins and agreed (4 for / 3 abstentions) to recommend APPROVAL of this application with the caveat that the hours of use are restricted to 7am to 7pm).
- (l) 2022/1456/FUL - Installation of 4no. floodlights at Triple Court – Millfield Preparatory School, Edgarley Road, Glastonbury - Full Application.  
(Cllr White proposed, seconded by Cllr Cousins and agreed (4 for / 3 abstentions) to recommend APPROVAL of this application with the caveat that the hours of use are restricted to 7am to 7pm).
- (m) 2022/1521/FUL - Installation of 6no. floodlights at Hockey Pitch – Millfield Preparatory School, Edgarley Road, Glastonbury - Full Application.  
(Cllr White proposed, seconded by Cllr Cousins and agreed (4 for / 3 abstentions) to recommend APPROVAL of this application with the caveat that the hours of use are restricted to 7am to 7pm).
- (n) 2022/1378/TCA – Proposed works to trees in a Conservation Area as described in Tree Survey – 102 Bove Town, Glastonbury, BA6 8JG – Mr C Borkett – Works/Felling Trees in a CA.  
(Cllr Cousins proposed, seconded by Cllr White and unanimously agreed to refer this application to the Tree Officer).
- (o) 2022/1544/HSE – Erection of rear single-storey conservatory – 6 Beretun Orchard, Old Butleigh Road, Glastonbury, BA6 8AX – Mr Grist – Householder Application.  
(Cllr Roney-Dougal proposed, seconded by Cllr Cousins and unanimously agreed to recommend APPROVAL of this application).

<b>SIGNED:</b>	<b>DATE:</b>
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