



## GLASTONBURY TOWN COUNCIL

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

### **25. Apologies.**

Apologies were received from Cllr Cook (Family commitments), Cllr Price (work commitments), Cllr Smyth (gave no reason) & Cllr Roney-Dougal (work commitments). These apologies were duly **NOTED**.

Cllr Mutch was absent without apologies.

### **26. Declaration of Interest.**

None.

### **27. To approve the minutes of the meeting of the Planning Committee held on 18th October 2022.**

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

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

(a) 2022/1596/HSE – Installation of outdoor climate control until to East Elevation – 20 Bilbury Lane, Glastonbury, BA6 8LX – Mr A Crofton – Householder Application.

(Cllr Mutch proposed, seconded by Cllr White and unanimously agreed to recommend **APPROVAL** of this application).

(b) 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).

- (c) 2022/1813/HSE – Renovation of detached single garage – 23A Fairfield Gardens, Glastonbury, BA6 9NH – Mr Kevin Brady – Householder Application.  
(Cllr Mutch proposed, seconded by Cllr White and unanimously agreed to recommend APPROVAL of this application).
- (d) 2022/1852/FUL – Replace timber windows with uPVC – 1-8 Abbey Lodge, Bere Lane, Glastonbury, BA6 8AJ – LiveWest Homes Ltd – Full Application.  
(Cllr Mutch proposed, seconded by Cllr White and unanimously agreed to recommend APPROVAL of this application).

### **Planning Permission Refused**

- (a) 2022/1434/FUL – Erection of 1no. dwelling house (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).
- (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).

### **Planning Appeal**

N/A

### **Withdrawn**

- (a) 2021/1082/FUL – Proposed Car Sales Centre including a modular sales building, valet bay, new access and car parking – Morlands Enterprise Park, Morland Road, Glastonbury, BA6 9FW – Mr T Ruddle – Full Application.  
(Cllr Smyth proposed, seconded by Cllr Coles and agreed (one abstention) to recommend APPROVAL of this application).

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

- (a) 2022/2104/VRC – Vary condition 13 (Holiday Accommodation) on planning consent 2017/3231/FUL – (proposed 3no. 1 bedroom flats by conversion within the existing building, 6no. maisonettes for holiday/short term let use within the rear courtyard) – 13 High Street, Glastonbury, BA6 9DP – 13 High Street, Glastonbury, BA6 9DP – Mr Shah – Variation/Removal of Conditions.

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

- (b) 2022/1860/TPO – (TPO M67) – Sycamore reduction in height of approx. 3m – Mount Avalon House, Bove Town, Glastonbury, BA6 8JG – Mr D Stewart – Works/Felling Trees of TPO Trees.

(Cllr White proposed, seconded by Cllr Donfrancesco and unanimously agreed to recommend APPROVAL of this application, but would also refer it to the Tree Officer).

- (c) 2022/2199/HSE – Conversion of existing detached garage to residential accommodation & addition of rear dormer – 26 The Roman Way, Glastonbury, BA6 8AB – Mr S Kemp – Householder Application.

(Cllr Cousins proposed, seconded by Cllr Donfrancesco and unanimously agreed to recommend APPROVAL of this application)

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