



GLASTONBURY TOWN COUNCIL

Minutes of Planning Committee held on 20th December 2022 at 7.00pm	
Councillors Present	J Cousins, I Donfrancesco, Lokabandhu (Deputy Chair), P Manning, I Mutch, M Smyth (Chair) & M White
Apologies	Cllrs: R Cook, L MacDougall, Z Price & S Roney-Dougal
In Attendance	Sarah Hallam (Committee Clerk)
Public Participation	Mr C Allen, Mr P Eade & Mr T Rowntree – all to speak in regard to Planning Application 2022/2232/FUL – 3 Chilkwell Street, Glastonbury

30. Apologies.

Apologies were received from Cllr L MacDougall, Cllr Z Price (family commitments) & Cllr S Roney-Dougal (family commitments). These apologies were duly **NOTED**.

Cllr Cook was absent without apologies.

31. Declaration of Interest.

Item (a) – All Committee members due to applicant being neighbouring property.

Item (b) & (c) – All Committee members due to applicant being GTC.

Item (e) – Cllrs Cousins & Manning due to knowing the applicant.

Item (f) – Cllr Cousins due to knowing the applicant.

32. To approve the minutes of the meeting of the Planning Committee held on 15th November 2022.

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

Planning Permission Approved by Mendip District Council

(a) 2022/2022/2021/2669/ADV – 1 no. Externally illuminated fascia sign, 1 no. externally illuminated projecting sign and 1 no. edge illumination poster display sign – 17-18 Market Place, Glastonbury – Susan Henley – Application to Display Adverts.

(Cllr Smyth proposed, seconded by Cllr Cousins and unanimously agreed to recommend REFUSAL of this application, based on the following material considerations:-

- The proposal is not in keeping with the stylistic context and character of the local area,
- The proposal will have a negative impact on the area through light pollution;
- The proposal will destroy the ambience and have an impact on a conservation area.

- (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) 2022/1690/ADV – Erection of advertisement/sponsorship 4 no. hoarding signs on roundabout – Street Record, Northload Roundabout, Glastonbury – L Simms – Application to Display Adverts.
(Cllr White proposed, seconded by Cllr Mutch and unanimously agreed to recommend REFUSAL of this application as the development may cause traffic safety problems such as obscuring the view of drivers).
- (d) 2022/1412/FUL – Formation of 3no. concrete yard areas – Appledawn, Wick Lane, Wick, Glastonbury – Mr S Bunn – Full Application.
(Cllr White proposed, seconded by Cllr Manning and unanimously agreed to recommend APPROVAL of this application).

Planning Permission Refused

N/A

Planning Appeal

2021/2466/OTS – Application for outline planning permission with some matters reserved for the erection of up to 90 dwellings along with associated open space and infrastructure with details of access – Land at 349724 139873, Common Moor Drove, Glastonbury.

Withdrawn

N/A

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

- (a) 2022/2206/FUL – Development of an open piazza space and the extension, refurbishment and modification of the visitor shop, café and museum buildings to include new toilets. Demolition of the former shop/store building, the central entrance building and toilet block. New hard and soft landscaping – The Abbey, Magdalene Street, Glastonbury, BA6 9EL – J Bell – Full Application.
(This application was not debated due to the Applicant being an adjoining property to Glastonbury Town Council).

- (b) 2022/2265/FUL – Erection of link building/atrium to Glastonbury Town Hall, a rear extension & internal refurbishment works & external works including replacement of first floor balcony, a new accessible lift & landscape works – St Dunstons House, 1 Magdalene Street, Glastonbury, BA6 9EL – Mr C Ogilvie-Davidson – Full Application.
(This application was not debated due to the Applicant being Glastonbury Town Council and is also part of the Town Deal Fund).
- (c) 2022/2266/LBC - Erection of link building/atrium to Glastonbury Town Hall, a rear extension & internal refurbishment works & external works including replacement of first floor balcony, a new accessible lift & landscape works – St Dunstons House, 1 Magdalene Street, Glastonbury, BA6 9EL – Mr C Ogilvie-Davidson – Listed Building Consent.
(This application was not debated due to the Applicant being Glastonbury Town Council and is also part of the Town Deal Fund).
- (d) 2022/2211/FUL – Change of use to Sui Generis for tattoo studio – 3 Northload Street, Glastonbury, BA6 9JJ – Mr Ben Chidgey – Full Application.
(Cllr Cousins proposed, seconded by Cllr Donfrancesco and unanimously agreed to recommend APPROVAL of this application).
- (e) 2022/2346/FUL – Formalise the overflow car park – Middle Wick Farm, Wick Lane, Wick, Glastonbury – Mr & Mrs Barker – Full Application.
(Cllr Donfrancesco proposed, seconded by Cllr Lokabandhu and agreed (with 2 abstentions) to recommend APPROVAL of this application, but would ask that instead of a compacted hardcore surface that a membrane could be installed, covered in stone, soil replaced over the stone, which will allow the regrowth of the grass thereby keeping its natural appearance).
- (f) 2022/2366/TPO – (TPO M1347) – T1 – Black Walnut – Crown lift to give 1m clearance, clear low epicormic growth – The Tribunal, 9 High Street, Glastonbury, BA6 9DP – Mr Chris Bally – Works/Felling of TPO Trees.
(Cllr Smyth proposed and agreed (with 1 abstention) to recommend APPROVAL of this application, but would refer it to the Tree Officer).
- (g) 2022/2376/HSE – First floor extension over existing garage – 2 Stag Way, Glastonbury, BA6 9PR – Mr & Mrs Payne – Householder Application.
(Cllr Cousins proposed, seconded by Cllr Donfrancesco and unanimously agreed to recommend APPROVAL of this application).
- (h) 2022/2232/FUL – Additional use of outbuildings to sui generis (holiday/guest sleeping accommodation ancillary to house) & siting of a bell tent within same use – 3 Chilkwell Street, Glastonbury, BA6 8DJ – Dr P Banks – Full Application.
(Members of the Public - Mr C Allen, Mr P Eade & Mr T Rowntree all spoke and raised their concerns about this application).

Cllr Smyth proposed, seconded by Cllr White and unanimously agreed to recommend REFUSAL of this application, based on the following material considerations:-

- The cumulative impact of the additional use of outbuildings to sui generis (holiday/guest sleeping accommodation ancillary to house) when considered alongside the existing development will have an adverse impact on the area.
- The existing development is not in keeping with the stylistic context or scale of the local area.
- The existing development will have a negative impact on the amenity of all neighbouring properties, through noise, overlooking, overshadowing, smells, light pollution, loss of daylight, loss of privacy, dust, vibration or late night activities.
- The existing development may cause traffic problems such as traffic generation, access or safety problems.
- The existing development reduces the amount car parking available or provides insufficient parking space itself.
- Approval would create a precedent meaning that it would be difficult to object to similar proposals.
- The existing development has environmental health impacts such as the use of hazardous materials or ground contamination.
- The layout and density of the existing development is inappropriate.

- (i) 2022/2360/ADV - Erection of illuminated signs to the exterior of the building – Becketts Inn, 43 High Street, Glastonbury, BA6 9DS – Red Oaks Tavern – Application to Display Adverts.

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

- (j) 2022/2365/LBC - Erection of illuminated signs to the exterior of the building – Becketts Inn, 43 High Street, Glastonbury, BA6 9DS – Red Oaks Tavern – Listed Building Consent.

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

- (k) 2022/2387/FUL – New feature cladding, new plant room access doorway along with the installation of new HVAC & AC systems – Kingdom Hall of Jehovahs Witnesses, Old Wells Road, Glastonbury, BA6 8ED – Full Application.

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

SIGNED:	DATE:
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