



## GLASTONBURY TOWN COUNCIL

Minutes of Planning Committee held on 21 <sup>st</sup> February 2023 at 7.00pm	
Councillors Present	Lokabandhu (Deputy Chair), P Manning, L MacDougall (arrived at 7.40pm), M Smyth (Chair), M White, S Roney-Dougal, J Cousins and R Cook
Apologies	Cllrs: I Donfrancesco, Z Price & Ian Mutch
In Attendance	Sarah Marks (Stand in Committee Clerk)
Public Participation	N/A

### 34. Apologies.

Apologies were received from Cllrs I Mutch (unwell). This apology was duly **NOTED**. Cllr I Donfrancesco and Cllr Z Price were absent without apologies.

### 35. Declaration of Interest.

Glastonbury Town Council is a part of the Towns Deal Fund.

### 36. To approve the minutes of the meeting of the Planning Committee held on 17th January 2023.

The minutes of the meeting held on the 17th January 2023 was be signed by the Chair as a true record of the meeting.

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

#### Planning Permission Approved by Mendip District Council

- (a) 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).
- (b) 2022/1782/FUL – Installation of solar arrays with associated landscaping – The Old Oaks Touring Park, Wick Farm, Wick Lane, Wick, Glastonbury – Mr & Mrs AJ & SL White – Full Application.  
(Cllr White proposed, seconded by Cllr Mutch and unanimously agreed to recommend APPROVAL of this application).
- (c) 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).

- (d) 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).
- (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) 2022/2461/TCA – T2 & T3 – Common Limes – Fell - St Johns Car Park at rear of High Street, Northload Street, Glastonbury, BA6 9JJ – Mr Chris Loughlin – Works/Felling Trees in a CA.  
(Cllr Smyth proposed and unanimously agreed to refer this application to the Tree Officer).
- (g) 2022/0890/LBC & 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 – Listed Building Consent.  
(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).
- (h) 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).

### **Planning Permission Refused**

- (a) 2021/2435/FUL – Demolition of existing building & replacement with the erection of a light industrial building – Park Farm, Park Farm Road, Glastonbury, BA6 9NN – Mr C White – Full Application.  
(GTC Planning Committee voted 6 for/1 against to recommend APPROVAL of this application, but would add that it is sad to see the last heritage building go from the site and would hope that to mitigate the new build they would plant trees/screening).

- (b) 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).

### **Planning Appeal**

N/A

### **Withdrawn**

N/A

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

- (a) 2022/0012/FUL – Demolition of existing commercial barns and the erection of 27no. dwellings (30% affordable housing) with access, public open space, landscaping and associated works – Land at 349491 139468 Northload Bridge, Glastonbury – Mr Matthew Halstead – Full Application.  
(The committee abstained from this application due to Glastonbury Town Council owning the land opposite to the application).
- (b) 2023/0067/HSE – Erection of single storey extension – 9 Underwood Road, Glastonbury, BA6 9BG – Mr & Mrs Simpson – Householder Application.  
(Cllr J Cousins proposed, seconded by Cllr S Roney-Dougal and unanimously agreed to recommend APPROVAL of this application).
- (c) 2023/0143/HSE - Erection of rear extension & internal alterations – 1 Bilbury Lane, Glastonbury, BA6 8LX – Ms M Martin & Mr J Atkinson – Householder Application.  
(Cllr J Cousins proposed, seconded by Cllr Lokabandhu and unanimously agreed to recommend APPROVAL of this application).
- (d) 2022/2370/HSE – Replacement window to the rear of the property – 69 Chilkwell Street, Glastonbury, BA6 8DD – Miss Warren – Householder Application.  
(Cllr J Cousins proposed, seconded by Cllr M White and unanimously agreed to recommend APPROVAL of this application subject to the requirements of the Conservation area).
- (e) 2023/0179/TCA – T1 Cherry Tree (Fell). T3 Cherry (Fell), T4 Cherry (Fell), T5 Ash (Fell) & T6 Ash (Fell) – Cavendish Lodge, Magdalene Street, Glastonbury, BA6 9FD – J Scot – Works/Felling Trees in a CA.

(Cllr J Cousins proposed, seconded by Cllr M White and unanimously agreed to recommend REFUSAL of this application). The committee was unsure why trees were being felled. If healthy goes against MDC climate & resilience decoration.

- (f) 2023/0031/HSE – Proposed single storey rear extension & extension to existing garage – 33 Merrick Road, Glastonbury, BA6 9AT – Mr & Mrs Goodland – Householder Application.

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

Cllr L MacDougall attends the meeting (7.40pm).

- (g) 2023/0205/VRC – Removal of condition 11 (Obscure Glazing & Non-Openable Windows) on consent 2017/3231/FUL (Proposed 3no. 1 bedroom flats by conversion with the existing building, 6no. maisonettes for holiday/short term let use within the rear courtyard (re-submission of planning consents 2016/2440/FUL and 2017/1041/FUL) – 13 High Street, Glastonbury, BA6 9DP – Mr J Shah – Variation or Removal of Conditions.

(Cllr J Cousins proposed, seconded by Cllr R Cook and unanimously agreed to recommend APPROVAL of this application).

The committee asked for it to be minute that a possible copy of the planning be sent with future planning applications via email.

- (h) 2023/0228/HSE – Erection of stepped two-storey rear extension (lower ground and ground floor) following demolition of existing wrap-around balcony decking. Proposed internal modifications – 85 The Roman Way, Glastonbury, BA6 8AD – Ms Everett – Householder Application.

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

- (i) 2023/0276/TPO – TPO (M1102) T14 – Horsechestnut – Reduce side by 4m and height to suit, to allow scaffolding to be erected – Tor Leisure Centre, Street Road, Glastonbury, BA6 9ED – Sindall – Works/Felling of TPO Trees.

(The committee abstained from voting due to the Glastonbury Town Council being part of the Towns Deal).

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