



GLASTONBURY TOWN COUNCIL

Minutes of Planning Committee held on 21st March 2023 at 7.00pm	
Councillors Present	Lokabandhu (Deputy Chair), P Manning, L MacDougall (arrived at 7.20pm), I Mutch, M Smyth (Chair), M White and R Cook
Apologies	Cllrs: J Cousins, I Donfrancesco, Z Price & S Roney-Dougal
In Attendance	Sarah Hallam (Committee Clerk)
Public Participation	Mr & Mrs Eade (Applicant) & Mr J & Mrs La Trobe-Lewis (Neighbour) - all to speak in regard to Planning Application 2023/0254/HSE – The Hermitage, 5 Chilkwell Street, Glastonbury

39. Apologies.

Apologies were received from Cllrs I Cousins and S Roney-Dougal (work commitments). These apologies was duly **NOTED**.
Cllr I Donfrancesco and Cllr Z Price were absent without apologies.

40. Declaration of Interest.

Item 5b - Cllr White is a neighbour.
Item 5c - Cllrs Smyth & Mutch – members of Conservation Society.
Item 5i - Planning Committee – GTC owns Herbies Field which is opposite applicant.

41. To approve the minutes of the meeting of the Planning Committee held on 21st February 2023.

The minutes of the meeting held on 21st February 2023 were signed by the Chair as a true record of the meeting.

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

Planning Permission Approved by Mendip District Council

(a) 202023/0031/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).

(b) 2021/2388/FUL – Erection of agricultural building for storage – Land South East of Cold Harbour Farm, Meare Road, Glastonbury – Mr & Mrs Goldsmith – Full Application.

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

- Approval would create a precedent & difficult to object to similar proposals,

- Flood risk,
- Outside of development boundaries,
- Inappropriate position with the road,
- The cumulative impact of the development when considered alongside other development will have an adverse impact on the area).

Planning Permission Refused

- (a) 2022/1102/FUL – Conversion of barn to dwelling - Land to Rear of 8 Havyatt, Glastonbury – Mr & Ms Egert & Slocombe – Full Application.
(Cllr Lokabandhu proposed, seconded by Cllr Mutch and unanimously agreed to recommend APPROVAL of this application).

Planning Appeal

N/A

Withdrawn

- (a) 2022/2478/HSE – Erection of first floor extension to detached garage to create home office/studio annexe – 31 The Archers Way, Glastonbury, BA6 9JB – Mr L Strange – Householder Application.
(Cllr Manning proposed, seconded by Cllr White and agreed (with 1 abstention) to recommend REFUSAL of this application on the following material considerations:-
- The proposal will put pressure on parking.
 - Approval would create a precedent meaning that it would be difficult to object to similar proposals.
 - Overdevelopment).

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

- (a) 2023/0296/LBC – Repair retaining garden wall – 94 Bove Town, Glastonbury, BA6 8JG – Mr Sahathevan – Listed Building Consent.
(Cllr Smyth proposed, seconded by Cllr Lokabandhu and unanimously agreed to recommend APPROVAL of this application).
- (b) 2023/0210/FUL – Conversion of outbuilding to a dwelling – Rhiston, Street Road, Glastonbury, BA6 9EQ – Mr Aaron Parsons – Full Application.
(Cllr Smyth proposed, seconded by Cllr Lokabandhu and agreed (with 2 abstentions) to recommend APPROVAL of this application).

- (c) 2023/0254/HSE – Retrospective application for a fence with timber arch, shed & garage door – The Hermitage, 5 Chilkwell Street, Glastonbury, BA6 8DJ – Mr Peter Eade – Householder Application.
 (Members of the Public - Mr P Eade (Applicant) spoke about his application & Mr J La Trobe-Lewis (neighbour) spoke against the application with his concerns).

The Committee would like to refer this Application back to MDC to consider as some committee members declared an interest in the application so unable to discuss/vote on this application, but also feel the technicalities of the application needs consideration by an experienced Planning Officer).

- (d) 2023/0395/HSE – 2 storey side extension, internal alterations – Brindham Bungalow, Brindham Lane, Wick, Glastonbury – Mrs L Postle - Householder Application.
 (Cllr Lokabandhu proposed, seconded by Cllr Mutch and unanimously agreed to recommend APPROVAL of this application).
- (e) 2023/0434/HSE – Erection of rear single-storey extension and front porch – 9 The Close, Glastonbury, BA6 9HZ – Ms Snatt – Householder Application.
 (Cllr White proposed, seconded by Cllr Cook and unanimously agreed to recommend APPROVAL of this application).
- (f) 2023/0350/FUL – Erection of multipurpose agricultural building and three bay tractor shed – New Close Farm, Dyehouse Lane, Glastonbury, BA6 9LZ – Mr C White – Full Application.
 (Cllr White proposed, seconded by Cllr Mutch and unanimously agreed to recommend APPROVAL of this application).
- (g) 2023/0392/FUL – Extension to existing agricultural building – The Old Grey Barn, Alpaca Centre, Dyehouse Lane, Glastonbury, BA6 9QS – Mr Simon Harding – Full Application.
 (This Application was not discussed/voted on due to the Committee declaring an interest, due to Glastonbury Town Council owning the land opposite to the applicant).
- (h) CTIL 12559325 – PRE-APPLICATION CONSULTATION LETTER – Proposed upgrade to existing radio base station installation at Clarke Telecom Ltd – JC Thomas & Sons, Greenfield Scrap Metal, Thomas Way, Glastonbury, BA6 9LU.
 (GTC wrote to Clarke-Telecom advising that GTC resolved unanimously to continue the adoption of the Precautionary Principle; **opposing the roll-out of 5G** until further information is made available on the safety or otherwise of the technology. We also enclosed the Council's Report on 5G. This is a pre-existing **Policy** of GTC and, therefore, material to the pre-application).

SIGNED:	DATE:
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