



GLASTONBURY TOWN COUNCIL

Minutes of Planning Committee held on 18th July 2023 at 7.00pm	
Councillors Present	J Cousins, S Henderson, Lokabandhu (Deputy Chair), L MacDougall, P Manning and M Smyth (Chair)
Apologies	R Cook, I Donfrancesco and S Roney-Dougal
Absent	Osborn
In Attendance	S Hallam (Committee Clerk)
Public Participation	Mr Julian Leney (Applicant) of Item 5 (d)

13. Apologies.

Apologies were received from Cllrs Cook (prior engagement), Donfrancesco (holiday) & Roney-Dougal (recovering from Covid). These apologies was duly **NOTED**.

Cllr Osborn was absent without reason.

14. Declaration of Interest.

Item 5(b) – Cllr Manning knows the applicant.

Item 5(d) – Cllrs Henderson & Manning know the applicant.

Item 5(f) – Cllr Smyth

15. To approve the minutes of the meeting of the Planning Committee held on 20 June 2023 (copy enclosed).

The minutes of the meeting held on 20th June 2023 were signed by the Chair as a true record of the meeting.

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

Planning Permission Approved by MDC/Somerset Council

(a) 2023/2023/0392/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).

(b) 2023/0741/HSE – Single Storey later living extension and full house eco refurbishment – 3 Dod Lane, Glastonbury, BA6 8BZ – Ms. Melissa Taylor – Householder Application.

(This Application was not discussed/voted on due to the Committee declaring an interest as the applicant is a Town Council employee).

- (c) 2023/0850/VRC – Variation of condition 2 (Plans List) to move development away from boundary wall on consent 2022/0217/HSE (Erection of office and store) – 21 Ferryman Road, Glastonbury, BA6 9BW – Mr & Mrs Boyd – Variation or Removal of Conditions.
(Cllr Donfrancesco proposed, seconded by Cllr Henderson and unanimously agreed to recommend APPROVAL of this application).

Planning Permission Refused

N/A

Planning Appeal

N/A

Withdrawn

- (a) 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.
(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).

- (b) 2022/0062/HSE – Creation of Driveway – Gorsedd, Coursing Batch, Glastonbury, BA6 8BH – Mr O’Neill – Householder Application.
(Cllr Cousins proposed, seconded by Cllr Keery and unanimously agreed to recommend REFUSAL of this application on the grounds of the development may cause traffic problems such as access & safety problems accessing the road and would also therefore wish to refer this application to the Highways Department).

17. To consider the following planning applications received from Somerset Council since the last meeting:

- (a) 2023/1091/HSE – Erection of single storey side extension. Landscaping to front garden – 17 The Roman Way, Glastonbury, BA6 8AB – Mrs Wendy Matthews – Householder Application.
(Cllr Lokabandhu proposed, seconded by Cllr Henderson and unanimously agreed to recommend APPROVAL of this application).
- (b) 2023/0949/HSE – Drop kerb to existing garden access and 5m hardstanding behind existing gates – 102 Bove Town, Glastonbury, BA6 8JG – Ms Kim Embra – Householder Application.
(Cllr Cousins proposed, seconded by Cllr Henderson and agreed (with 1 abstention) to recommend APPROVAL of this application subject to Highways response/questions on 12/07 being adequately addressed/responded to by the Planning Officer).
- (c) 2023/1146/HSE – Extension to the house & relocation of barn – Mollen Farm, Edgarley Road, Glastonbury – H Yang – Householder Application.
(Cllr Lokabandhu proposed, seconded by Cllr MacDougall and unanimously agreed to recommend APPROVAL of this application).
- (d) 2023/1116/FUL – Replacement shop frontage; recessed entrance, separated entrances to upper floors, replacement of rear hipped roofs with flat roof over modern rear extension, with balcony in lieu, 2 no. dormer windows, replacement of rear infill roof. The existing and proposed uses are E(a) and E(c) with all E(a) at ground floor and all E(c) at upper floors – 16 High Street, Glastonbury, BA6 9DU – Mr Julian Leney – Full Application.
(Cllr Cousins proposed, seconded by Cllr Lokabandhu and agreed to recommend APPROVAL of this application).
- (e) 2023/1237/HSE & 2023/1238/LBC – 5 Replacement windows to the front elevation – 53 Chilkwell Street, Glastonbury, BA6 8DE – Mr Barnett – Householder Application and Listed Building Consent.
(Cllr Cousins proposed, seconded by Cllr MacDougall and unanimously agreed to recommend APPROVAL of this application).
- (f) 2023/1239/FUL – Erection of 1 no. dwelling house – Land at 349729 129321 St Brides Close, Glastonbury – Mr K Abdullah – Full Application.
(Cllr Cousins proposed, seconded by Cllr MacDougall and unanimously agreed to recommend REFUSAL of this application based on the following material considerations:-
- The proposed development is not in keeping with the stylistic context or scale of the local area.

- The proposal reduces the amount car parking available or provides insufficient parking space itself.
- The proposed development will damage the natural environment or will result in significant loss of trees or the loss of trees for which tree protection orders are in place.
- The type of housing proposed will not satisfy local housing needs.

SIGNED:	DATE:
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