



GLASTONBURY TOWN COUNCIL

Minutes of Planning Committee held on 17th October 2023 at 7.00pm	
Councillors Present	R Cook, I Donfrancesco, S Henderson, Lokabandhu (Deputy Chair), L MacDougall, P Manning, L Osborn & M Smyth (Chair)
Apologies	Cllrs J Cousins, S Roney-Dougal
Absent	
In Attendance	Cllr I Mutch, S Hallam (Committee Clerk)
Public Participation	

28. Apologies.

Apologies were received from Cllrs Cousins (work commitments) & Roney-Dougal (knee injury).

These apologies was duly **NOTED**.

29. Declaration of Interest.

Item 5(h) – Cllrs Donfrancesco knows the applicant.

30. To approve the minutes of the meeting of the Planning Committee held on 19th September 2023 (copy enclosed).

The minutes of the meeting held on 19th September 2023 were signed by the Chair as a true record of the meeting.

31. The Committee unanimously voted in favour of Cllr Mutch being co-opted onto the Planning Committee.

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

Planning Permission Approved by Somerset Council

- (a) 2023/0906/FUL – Stopping up existing and creating new road access – Mollen Farm, Edgarley Road, Edgarley, Glastonbury – Ms Hui Yang – Full Application.
(Cllr Cook proposed, seconded by Cllr Henderson and unanimously agreed to recommend APPROVAL of this application).
- (b) 2023/1394/HSE – Proposed garage conversion to incidental home office – 26 Hamlyn Road, Glastonbury, BA6 8HT – Beverley Nickolls – Householder Application.
Cllr Donfrancesco proposed, seconded by Cllr Henderson and unanimously agreed to recommend APPROVAL of this application).

- (c) 2023/0853/HSE – dropped kerbs across front of property - 13 Bere Lane, Glastonbury, BA6 8BD – Mr & Mrs Reiter – Householder Application.
(Cllr Smyth proposed, seconded by Cllr Lokabandhu and unanimously resolved to recommend approval of this application).
- (d) 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).
- (e) 2023/1444/HSE – Single storey 3 meter rear extension with flat roof – 30 Norbins Road, Glastonbury, BA6 9JF – Householder Application.
(Cllr Donfrancesco proposed, seconded by Cllr Lokabandhu and unanimously resolved to recommend approval of this application).
- (f) 2023/1292/VRC – Variation of condition 3 (hours of use) of permission 2018/2945/FUL (change of use from use classes D1 & D2 to a mixed use of A3, B1(c) and D2 use classes – The Old Police Court, Benedict Street, Glastonbury, BA6 9EX - I Wyatt – Variation or Removal of Conditions.
(Cllr Donfrancesco proposed, seconded by Cllr Henderson and agreed (with 1 abstention) to recommend APPROVAL of this application providing that Somerset Council Highways consider the possible illegal parking of visitors on the road when visiting in the evening).
- (g) 2023/1502/HSE – Proposed replacement extension and new garage – 54 Benedict Street, Glastonbury, BA6 9EY – Mr Joseph Peace – Householder Application.
(Cllr Lokabandhu proposed, seconded by Cllr Manning and unanimously resolved to recommend approval of this application).
- (h) 2023/1287/FUL – Erection of a HGV service building & associated concrete hardstandings – Compton Commercial Sales Ltd, Tor Works, Edgarley Road, Glastonbury – Mr Barry Brereton – Full Application.
(Cllr Donfrancesco proposed, seconded by Cllr Lokabandhu and unanimously resolved to recommend approval of this application).

Planning Permission Refused

- (a) N/A2022/0012/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).

Planning Appeal

N/A

Withdrawn

N/A

33. To consider the following planning applications received from MDC/Somerset Council since the last meeting:

- (a) 2023/1739/CLP – Application for a proposed lawful development certificate for Loft conversion & single storey extension to rear – 71 Benedict Street, Glastonbury, BA6 9NG – Mr & Mrs Hopking – Certificate of Proposed Use/Development.
(Cllr Donfrancesco proposed, seconded by Cllr Henderson and unanimously resolved to recommend approval of this application).
- (b) 2023/1755/FUL – Change of use of land from engineering and lorry storage to caravan storage, access road, culvert and security fencing – Isle of Avalon Caravan Park, Godney Road, Glastonbury, BA6 9AF – Mr Brett Hatwell – Full Application.
(Cllr Manning proposed, seconded by Cllr Osborn and unanimously resolved to recommend approval of this application).
- (c) 2023/1756/FUL – Re-cladding and general improvements to workshops including new windows and doors. Retrospective relocation of static caravan with residential use (Retrospective) – Isle of Avalon Caravan Park, Godney Road, Glastonbury, BA6 9AF – Mr Brett Hatwell – Full Application.
(Cllr Osborn proposed, seconded by Cllr Donfrancesco and unanimously resolved to recommend approval of this application).
- (d) 2023/1786/TCA – T1 Bay/Laurel type large shrub – Fell. T2 2 x Ash Trees – Fell & T3 Sycamore Tree – Fell – St Johns Studio, 27C High Street, Glastonbury, BA6 9DR – Mrs Sue Humphries – Works/Felling Trees in a CA.
(The Committee have no objections to this application, but would refer it to the Tree Officer).
- (e) 2023/1861/HSE – Replacement of existing rear conservatory for single storey extension and refurbishment of existing side passage extension – 23 Tor View Avenue, Glastonbury, BA6 8AE – Mr Philip Shaw – Householder Application.
(Cllr Lokabandhu proposed, seconded by Cllr Osborn and unanimously resolved to recommend approval of this application).

- (f) 2023/1810/TCA – T1 Leylandi – remove overhanging branches to stem & reduce height by 3m. T2 Ash – remove 3 limbs extending over chalet roof. Reduce height of secondary stem by 4m – Torwell Chalet, Wellhouse Lane, Glastonbury, BA6 8BJ – T Herridge – Works/Felling Trees in a CA.
(The Committee have no objections to this application, but would refer it to the Tree Officer).
- (g) 2023/1580/TCA – T1 Willow – Fell. T2 Pear – Fell – Joseph House, 59 High Street, Glastonbury, BA6 9DS – Adam Koronka – Works/Felling Trees in a CA.
(The Committee have concerns regarding the wall, but would refer it to the Tree Officer).
- (h) 2023/1792/VRC – Application to remove condition 2 (the parking and manoeuvring facilities shown on the approved plans shall be provided prior to occupation of the development hereby approved and thereafter permanently maintained) of planning approval 109097/000 – Foxlea, 6A Bere Lane, Glastonbury, BA6 8BA – G Payne – Variation of Removal of Conditions.
(Cllr MacDougall proposed, seconded by Cllr Lokabandhu and agreed (with 1 abstention) to recommend approval of this application).
- (i) 2023/1029/ADV – Installation of a mural on a wall – 45 High Street, Glastonbury, BA6 9DS – Mr Henry Quinlan – Application to Display Adverts.
(Cllr Henderson proposed, seconded by Cllr Cook and unanimously resolved to recommend approval of this application).
- (j) 2023/1878/TCA – Fell 1 x Silver Birch approx. 13 years old and 30 ft tall – 18 Fairfield Gardens, Glastonbury, BA6 9NH – Ms Lucy Duman – Works/Felling Trees in a CA.
(The Committee have asked if the trees could be replaced like for like with trees that are suitable for the area, but would refer it to the Tree Officer).

SIGNED:	DATE:
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