



GLASTONBURY TOWN COUNCIL

Minutes of Planning Committee held on 21st November 2023 at 7.00pm	
Councillors Present	R Cook, S Henderson, L MacDougall, P Manning, & M Smyth (Chair)
Apologies	Cllrs J Cousins, I Donfrancesco, Lokabandhu (Deputy Chair), S Roney-Dougal
Absent	Cllrs L Osborn & I Mutch
In Attendance	S Hallam (Committee Clerk)
Public Participation	Mr & Mrs Andrews in relation to item 5(b) Application 2023/1956/FUL.

34. Apologies.

Apologies were received from Cllrs J Cousins (holiday), I Donfrancesco (sick, Lokabandhu (holiday) & Roney-Dougal (work commitments).

These apologies was duly **NOTED**.

Cllrs L Osborn and I Mutch were absent.

35. Declaration of Interest.

36. To approve the minutes of the meeting of the Planning Committee held on 17th October 2023 (copy enclosed).

The minutes of the meeting held on 17th October 2023 were 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 MDC/Somerset Council

- (a) 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.
- (b) 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).

- (c) 2021/2883/HSE – Installation of external stair access to garden and installation of door on first floor – 28 Sharpham Road, Glastonbury, BA6 9GB – J Marshfield – Householder Application.

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

- (d) 2023/0715/FUL – Erection of a food and regenerative farming centre – Land at 348719 138725 Porchestall Drove, Glastonbury – Tina McEwen – Full Application.

(This Application was not discussed/voted on due to the Committee declaring an interest as the application is part of the Town Deal Fund).

- (e) 2023/1545/FUL – Install 2 rapid electric vehicle charging stations within car park – Whod A Thought It Inn, 17 Northload Street, Glastonbury, BA6 9JJ – Miss Rachael Kendrew – Full Application.

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

- (f) 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).

- (g) 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 – T Herridge – Works/Felling Trees in a CA.

(The Committee have no objections to this application, but would refer it to the Tree Officer).

Planning Permission Refused

- (a) 2023/1343/FUL & 2023/1344/LBC – Replacement of existing windows – Flat 1, The Monarch, 15 High Street, Glastonbury – Mrs Osborn – Full Application & Listed Building Consent.

(Owing to the fact that the applicant is a Town Councillor, the Planning Committee did not discuss this application and wishes to make no comment).

Planning Appeal

- (a) ENF/2023/0269 – Appeal against enforcement notice – Mr C White – Land Adj To Unit 1 Station Works, Dyehouse Lane, Glastonbury – Notice Requires – (i) to permanently remove from the land the 3 caravans being used as residential employee accommodation (ii) Cease the residential occupation of the land.

Withdrawn

- (a) 2023/1541/CLE – Application for an existing lawful development certificate for use of outbuilding for part-time accommodation and therapeutic modalities – 3 Chilkwell Street, Glastonbury, BA6 8DJ – Dr Paul Banks – Certificate of Use Existing.
- (b) 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).

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

- (a) 2023/1873/ADV – 3 no. non illuminated sign & 1 no. vinyl overlay sticker – Glastonbury Surgery, Feversham Lane, Glastonbury, BA6 9LP – J Crowcroft – Application to Display Adverts.
(Cllr Henderson proposed, seconded by Cllr MacDougall and unanimously resolved to recommend approval of this application, but felt that the 1st sign (item 1) is too long and would look better smaller as per the original Knights sign).
- (b) 2023/1956/FUL – Erection of an office and store for grounds maintenance equipment – Land at 349543 138125 Wyrral Close, Glastonbury – Mr David Andrews – Full Application.
(Mr & Mrs Andrews spoke about their plans with the land. After losing a family member they wish to plant trees and create a memory wood/garden in her honour. They need storage shed also for tools/tractor/ride on mower etc and in the future use the land to help people with mental health issues).
(Cllr Henderson proposed, seconded by Cllr Cook and unanimously resolved to recommend approval of this application).
- (c) 2023/1887/FUL & 2023/1888/LBC – Installation of a retractable awning to front elevation – 55 High Street, Glastonbury, BA6 9DS – Mr J Nicholson-Lailey – Full Application & Listed Building Consent.
(Cllr Henderson proposed, seconded by Cllr MacDougall and unanimously resolved to recommend approval of this application).
- (d) 2023/2041/HSE – Loft conversion & single storey extension to rear – 71 Benedict Street, Glastonbury, BA6 9NG – Mr & Mrs Hopking – Householder Application.
(Cllr Smyth proposed, seconded by Cllr Henderson and unanimously resolved to recommend approval of this application provided the proposed development does not have a negative impact with neighbouring properties (e.g. overlooking).

- (e) 2023/1922/FUL – Change of use of unit from Class B1 to D1 non-residential institution (workshop area, church and ancillary uses) – Landmark House, Wirral Park Road, Glastonbury – Mr John Shaw – Full Application.
(Cllr MacDougall proposed, seconded by Cllr Henderson and unanimously resolved to recommend approval of this application).
- (f) 2023/2025/LBC – Replacing existing windows and doors to period timber flush casement windows. Doors to be oak planked – Chalice Well Trust, 85-89 Chilkwell Street, Glastonbury, BA6 8DD – Listed Building Consent.
(Cllr MacDougall proposed, seconded by Cllr Manning and unanimously resolved to recommend approval of this application).
- (g) 2023/1771/HSE – Formation of new patio with associated glass balustrade – 73 Tor View Avenue, Glastonbury, BA6 8AG – Ms L Marsh – Householder Application.
(Cllr MacDougall proposed, seconded by Cllr Henderson and resolved (with 1 abstention) to recommend Refusal of this application as the proposed development will have a negative impact on neighbouring properties through overlooking and loss of privacy).
- (h) 2023/2126/HSE – Installation of Air Source Heat Pump – 92 Boundary Way, Glastonbury, BA6 9PH – K Hadimli – Householder Application.
(Cllr MacDougall proposed, seconded by Cllr Manning and unanimously resolved to recommend approval of this application).
- (i) 2023/2098/VRC – Application to vary condition 2 (Plans List) of planning approval 2021/1149/FUL (proposed 2-bedroom replacement dwelling) to new drawings – 43 Hill Head, Glastonbury, BA6 8AW – Mr & Mrs Des Switzer – Variation or Removal of Conditions.
(Cllr Henderson proposed, seconded by Cllr Cook and unanimously resolved to recommend approval of this application).

SIGNED:	DATE:
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