



GLASTONBURY TOWN COUNCIL

Minutes of Planning Committee held on 19th December 2023 at 7.00pm	
Councillors Present	R Cook, J Cousins, I Donfrancesco, Lokabandhu (Deputy Chair), L MacDougall, I Mutch & M Smyth (Chair)
Apologies	Cllrs P Manning, S Roney-Dougal
Absent	Cllrs S Henderson & L Osborn
In Attendance	S Hallam (Committee Clerk)
Public Participation	Mrs D Davies & Alderman Tucker – Item 5(a) 2023/2177/OUT - St Edmunds Community Hall Car Park, Chinnock Road, Glastonbury

39. Apologies.

Apologies were received from Cllrs P Manning (work commitments), S Roney-Dougal (work commitments).

These apologies was duly **NOTED**.

Cllrs S Henderson and L Osborn were absent.

40. Declaration of Interest.

- Item 5(a) – Cllr J Cousins – Chair & Trustee of St Edmunds Community Hall
- Item 5(a) – Cllr Lokabandhu – Trustee of St Edmunds Community Hall
- Item 5(c) – Cllr Mutch is a neighbour of the Applicant

41. To approve the minutes of the meeting of the Planning Committee held on 21st November 2023 (copy enclosed).

The minutes of the meeting held on 21st November 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 MDC/Somerset Council

- (a) 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).

- (b) 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).
- (c) 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).
- (d) 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).
- (e) 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)
- (f) 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).
- (g) 2022/2266/LBC - 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 – Listed Building Consent.
(This application was not debated due to the Applicant being Glastonbury Town Council and is also part of the Town Deal Fund).
- (h) 2022/1981/FUL & 2022/1982/LBC – Repair & conversion of the former Bailey’s tannery and leather-working factory into multi-use workshops (revised info rec’d 22/05/23) – Former Bailey’s Tannery, Beckery Road, Glastonbury – Mr I Tucker – Full Application and Listed Building Consent. **(Revised Information received 22/05/23)**
(This application is part of Glastonbury Town Deal Fund – no discussion took place).

Planning Permission Refused

N/A

Planning Appeal

N/A

Withdrawn

- (a) 2023/1695/LBC – The installation of 104 PV panels to the roof of Glastonbury Town Hall – Town Hall, Magdalene Street, Glastonbury, BA6 9EL – Glastonbury Town Council – Listed Building Consent.

(This application was not discussed due to the Applicant being Glastonbury Town Council).

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

- (a) 2023/2177/OUT – Application for Outline Planning Permission with all matters reserved for erection of 4. No 1-bed units for rental accommodation – St Edmunds Community Hall Car Park, Chinnock Road, Glastonbury, BA6 8EW – H Bedser – Outline Application.

Mrs D Davies (resident) raised her objection to this Application. The site is too small. It is a car park which is needed by the Hall. There is not enough parking as it is and if the parking is lost people will park on the roads or wherever they can causing other issues. Felt the residents should have a say whether this development goes ahead or not. Julian House said they had put letters through residents doors, this did not happen. She is not against the idea, but feels it is on the wrong place.

Mr I Tucker (Freeman & Alderman of Glastonbury) raised his objection - I was a trustee of St Edmunds Hall from the outset 30+ years ago. The Community Hall is a hub for residents on Windmill Hill. It recently received funds from the Town Deal money and was renovated and insulated to increase its use and make it more sustainable. It is now used by many different groups from U3A to Youth Club and the car park is essential to its viability. The consultation process has been abysmal with the meetings were announced last minute. I made this point to the Julian House reps at the poorly advertised consultation but they seem determined to push this through against community opinion. If this development goes ahead a lot of the Groups will stop using the hall. The Council spent £50K of Town Deal money renovating/improving the hall and if this development goes ahead the Community Hall which is greatly used and needed will be lost.

A general discussion took place regarding this application.

Cllr Smyth proposed, seconded by Cllr Mutch and agreed (4 for, 1 against and 2 abstentions) to recommend REFUSAL of this application on the following material considerations:-

- The proposed development will have a negative impact on the amenity of another property;
- The proposed development and use are not compatible with existing uses – for example the development is Class C3 and will be built on a site currently used as a car park for a class F2(b) property;
- The development may cause traffic problems due to loss of parking spaces – this reduces the amount of car parking available for the hall – it would appear from the application that parking spaces are for the proposed development;
- The development will have an impact on the viability of St Edmunds Ward Community Hall as it will reduce the amount of bookings due to the loss of car parking spaces;
- The layout and density of the development is inappropriate;
- The type of housing proposed will not satisfy the local housing need identified through Glastonbury Town Councils Housing Needs Assessment.

(b) 2023/2143/FUL – Divide building into two units. Create new entrance and window to north elevation – The Showroom, Unit 1C Wells Road Trading Estate, Wells Road, Glastonbury – Mrs Angela Cox – Full Application.

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

(c) 2023/2178/HSE – Replace existing wooden front door to new composite door – 101 Benedict Street, Glastonbury, BA6 9NQ – O Coningham – Householder Application.

(This Application was not discussed due to the Applicant having in the past been contracted indirectly by the Council to undertake repair works).

(d) 2023/2296/HSE – Application to replace existing timber windows and front door with uPVC – 42 Benedict Street, Glastonbury, BA6 9EY – Miss Jill Branton – Householder Application.

(Cllr Donfrancesco proposed, seconded by Cllr Lokabandhu and agreed (with 1 against) to recommend APPROVAL of this application subject to the Conservation Officers approval).

SIGNED:	DATE:
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