



# GLASTONBURY TOWN COUNCIL

<b>Minutes of Planning Committee held on 20<sup>th</sup> February 2024 at 7.00pm</b>	
Councillors Present	R Cook, J Cousins I Donfrancesco, S Henderson, Lokabandhu (Deputy Chair), L MacDougall, P Manning, I Mutch, L Osborn & M Smyth (Chair)
Apologies	Cllrs S Roney-Dougal
Absent	
In Attendance	S Hallam (Committee Clerk)
Public Participation	Dan Foster – Salmon Planning Martin Thomas Katie Marsh  All for item 5(c) - 2024/0036/OUT –Land at Middle Drove, Glastonbury

## 49. Apologies.

Apologies were received from Cllr S Roney-Dougal (family commitments).

These apologies was duly **NOTED**.

## 50. Declaration of Interest.

Cllrs Cousin – Member of Town Deal Board & Director of Avalon Community Energy  
Cllr Donfrancesco – Member of Town Deal Board & Chair of Red Brick Building  
Cllr Manning – Member of Town Deal Board & Director of Avalon Regeneration Trust  
Item 5(f) – The Whole Committee due to Applicant being a Town Council Employee

## 51. To approve the minutes of the meeting of the Planning Committee held on 16<sup>th</sup> January 2024 (copy enclosed).

The minutes of the meeting held on 16<sup>th</sup> January 2024 were signed by the Chair as a true record of the meeting.

## 52. To consider the following correspondence received since the last meeting:

### Planning Permission Approved by MDC/Somerset Council

(a) 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).

- (b) 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).
- (c) 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).

#### **Planning Permission Refused**

N/A

#### **Planning Appeal**

- (a) APP/Q3305/W/23/3318216 – In relation to Planning Application 2020/1598/FUL - 115 Wells Road, Glastonbury, BA6 9AJ - **The appeal was dismissed.**

#### **Withdrawn**

N/A

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

- (a) 2024/0046/HSE – Creation of new access and driveway – Gorsedd, Coursing Batch, Glastonbury, BA6 8BH – Mr Simon O’Neill – Householder Application.  
(Cllr Smyth proposed, seconded by Cllr Donfrancesco and agreed (with 1 against) to refer this application to the Highways Department).
- (b) 2024/0088/TCA - T1 - Ash tree - Pollard/monolith leaving tree at 4 m. T2 - Ash tree - Pollard/monolith down to main union at 3 m. T3 - Ash tree - Reduce tree by 3 to 4 m. T4 - Ash tree - Remove heavy leaning limb, pollard the remaining tree by 50%, 7 m. T5 - Multi stem Sycamore – Fell - Tor Side, Coursing Batch, Glastonbury, BA6 8BH - Mr Tom Cackett - Works/Felling Trees in a CA.  
(Cllr Smyth proposed, seconded by Cllr Donfrancesco and unanimously agreed they are happy with the proposal, but would refer this to the Tree Officer).

- (c) 2024/0036/OUT – Outline application with some matters reserved for the development of a site for up to 38 pitches & associated buildings for travellers & van dwellers with details of access – Land at 348747 138907 Middle Drove, Glastonbury – A Blackburn (Somerset Council) – Outline Application.

Dan Foster from Salmon Planning spoke on behalf of the Thomas family. He stated that they have major concerns and object to this planning application due to flood risk. He added that JC Thomas & Sons scrap metal business is very noisy and the proposed site is not a suitable place for people to live due to the amount of noise.

Mr Martin Thomas (business owner) spoke about his family business and his concerns about the flooding and the noise from his business.

Mr Shaun Hennessey (resident) spoke - this is not a suitable place for this proposal due to the fact that it floods several months of the year.

Katie Marsh (land owner) brought some documentation to be shared with the Committee and advised that this objection has been made to Somerset Council. KM asked for all members to also read it, particularly as she was aware that no full sequential test had been made available, only a list of sites considered by the TC and that she is aware of other land including her own and there which should be appraised, asked how to discuss this further.

KM raised the impact of flooding on her adjoining land, that does not appear to have been considered and the flood risk should include access roads and site specific conditions and commissioned to an external consultant and published for comment.

Cllr MacDougall added that Somerset Council's definition of sites in Flood Zone 3 have more than a 1 in 100 chance of flooding each year, but it's not what is happening on the ground.

Cllr M Smyth suggested that all the speakers this evening should send their objections to Somerset Council and Cllr Cottle who is a County Councillor/Planning Board Chair.

Due to Glastonbury Town Council declaring an interest as this application is part of the Town Deal, the Planning Committee will not be putting forward a recommendation on this application, but as statutory consultees feel it is reasonable to make a comment on their concerns on flood risk in an identified area at risk and drainage and the possible impact on flooding and existing flood management.

- (d) 2024/0144/LBC – Replace 1no. Projecting signage. Bespoke projecting sign. Replace 2no. Logo with 2no. Logo not illuminated. Replace statutory signage with new – 3 High Street, Glastonbury, BA6 9HE – Nationwide Building Society – Listed Building Consent. (Cllr Donfrancesco proposed, seconded by Cllr Lokabandhu and agreed (with 1 abstention) to recommend approval of this application).

- (e) 2024/0160/ADV – Replace 1no. projected signage, 2no. logo with 2no. new blue heritage and statutory signage with new – 3 High Street, Glastonbury, BA6 9HE – Nationwide Building Society – Application to Display Adverts.  
(Cllr Donfrancesco proposed, seconded by Cllr Lokabandhu and agreed (with 1 abstention) to recommend approval of this application).
  
- (f) 2023/2196/VRC – Variation of condition 2 (Plans List) of permission 2023/0741/VRC – 3 Dod Lane, Glastonbury, BA6 8BZ – M Taylor – Variation or Removal of Conditions.  
(This Application was not discussed/voted on due to the Committee declaring an interest as the applicant is a Town Council employee).
  
- (g) 2024/0153/FUL – Demolish existing storage and domestic pool building and erect new domestic pool building, shop extension/storage building – The Old Oaks Touring Park, Wick Farm, Wick Lane, Wick, Glastonbury – Mr & Mrs White – Full Application.  
(Cllr MacDougal proposed, seconded by Cllr Manning and unanimously agreed to recommend approval of this application).

<b>SIGNED:</b>	<b>DATE:</b>
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