

Glastonbury Town Council



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13th October 2020

To: Members of the Planning Committee – Councillors S Barnet, L Browne (Chair), J Cousins (Mayor), J Keery, P Lund, L MacDougall, I Mutch, B Outten, C Prior, S Roney-Dougal, M Smyth, I Tucker
All other Councillors – For information

A meeting of the PLANNING COMMITTEE will be remotely using Zoom on Tuesday 20th October 2020 at 7pm when your attendance is requested.

Gerard Tucker
Town Clerk

Public participation – Members of the public may submit their comments to townclerk@glastonbury.gov.uk and if they wish to speak on an application, will be provided with the ID and Password to allow them the opportunity to participate.

AGENDA

1. Apologies
2. Declaration of Interest
3. To approve the minutes of the meeting of the Planning Committee held on 15th September 2020 (copy enclosed).
4. Actions for Sarah Hallam (Clerk) from last meeting:

2020/1210/FUL – The Old Grey Barn, Alpaca Centre, Dyehouse Lane, Glastonbury – the assistant planner Josh Cawsey did visit the site on 21st July 2020 prior to making a decision.

2020/1079/LBC – 3 Chilkwell Street, Glastonbury – Replace east slope roof from pantiles to natural slate, replace 2 velux windows with conservation rooflights & creation of additional rooflight on east roof – This application was received by GTC on 15th June, but somehow got missed off the Planning Agenda.

2020/0819/HSE - 3 Chilkwell Street, Glastonbury - Proposed garden office/store and location of shepherds' hut in rear garden - Chilkwell Street, Glastonbury – Felix Charteris, the Planning Officer advised that he didn't visit the premises. The application was for some small improvements to the previously approved garden office so changes were minimal, with addition of the shepherd hut. The use of office would be more a concern for Enforcement & would not be up for him to assess as part of this application. I have also emailed Enforcement on 28/09 and awaiting their response.

5. **To consider the following correspondence received since the last meeting:**

General Correspondence

Discussion on the proposed amendments identified in the Planning White Paper.

Planning Permission Approved by Mendip District Council

- (a) 2020/1311/TCA – T1 Douglas Fir – Reduce overall height by 1/3 by way of general maintenance – 3 Chilkwell Street, Glastonbury – TPO Not Required.
(GTC Planning Committee voted to support this application, but referred to the Tree Officer).
- (b) 2020/1708/APP – Application for approval of details reserved by condition 6 (external lighting – bespoke) on planning consent 2019/0498/REM – Uppingstock Farm, Old Wells Road, Glastonbury.
(This application was not received by GTC).
- (c) 2020/0986/FUL – Installation of vehicle trackways (associated with 2019/2993/CLP) – Land at Northload Bridge, Glastonbury, BA6 9LF.
(Applicant is GTC – No discussion took place).
- (d) 2020/1697/AGB – Application for prior notification of agricultural development for a proposed building – New Close Farm, Meare Road, Glastonbury, BA6 9LA – Mr Jesse Cross.
(Mendip have decided that Planning Permission is required for the proposed development).
- (e) 2020/1496/HSE – Single storey side extension to create annex – Newmeads Farm, Wick Lane, Wick, Glastonbury, BA6 8JS – Householder Application.
(GTC Planning Committee voted to support this application).
- (f) 2020/1511/TPO – T1 Ash – Lightly reduce western side of crown overhanging Myrtle Lodge. Lightly reduce other infected branches – Myrtle Lodge, Wells Road, Glastonbury.
(GTC Planning Committee voted to support this application, but referred to the Tree Officer).
- (g) 2020/1284/TPO – T1 Mature Horsechestnut – full canopy reduction of 3m in lateral spread & height, finishing cuts not exceeding 75mm in diameter.
(GTC Planning Committee voted to support this application, but referred to the Tree Officer).
- (h) 2020/1507/VRC – Removal of condition 5 (dwelling occupation limited to hotel owners) of permission 115155/000 – The Hawthorns Hotel, 8 Northload Street, Glastonbury, BA6 9JJ.
(GTC Planning Committee unanimously voted to support this application).
- (i) 2020/1440/HSE – Enlarge the existing rear vehicle entrance and install new hardwood gate – Easter Cottage, 5 Church Lane, Glastonbury, BA6 9JQ – Householder Application.
(GTC Planning Committee voted to support this application).
- (j) 2020/1614/TCA – T1 Monkey Puzzle – carry out a formative reduction of around 3m in height & 0.5m in lateral spread – Woodland Villa, 19 Wells Road, Glastonbury, BA6 9DN – Works/Felling Trees in a CA – TPO Not Required (No Objection).
(GTC Planning Committee unanimously voted to refer to the Tree Officer).

Planning Permission Refused

- (a) 2020/0723/FUL – Re-submission of 2019/0638/FUL – erection of 6 dwellings – 24 The Roman Way, Glastonbury, BA6 8AB.
(GTC Planning Committee voted to refuse this application).
- (b) 2020/1289/PIP – Residential development of between 4 & 8 dwellings – Land at The Roman Way, Glastonbury, Somerset, BA6 8AD.
(GTC Planning Committee voted to defer a decision on this application as it is considered insufficient information has been made available to the town council allowing for a meaningful debate).
- (c) 2020/1151/OTS – Development of 6 detached dwellings with associated vehicular access & landscaping – Land at Ashwell Lane, Glastonbury.
(GTC Planning Committee unanimously voted to Refuse this application).

- (d) 2019/2310/FUL – Change of use of land to 1no. traveler pitch including 1no. mobile home, 1no. touring caravan, 1 no. day-room and associated works – Land at Dyehouse Lane, Glastonbury – Dr Simon Ruston.
(GTC Planning Committee voted to refuse this application due to it being outside the development area and it is prone to flooding).

Planning Appeal

N/A

Withdrawn

- (a) 2020/1467/HSE – Loft extension – 21 Hill Head Close, Glastonbury, BA6 8AL – Householder application.
(GTC had recommended refusal of this application).

5. To consider the following planning applications received from Mendip District Council since the last meeting:

- (a) 2020/1638/OTA – Outline Planning Permission with all matters reserved for the erection of an agricultural worker's dwelling – Paradise Farm, Edgarley, Glastonbury, BA6 8LE – Mrs Clare Whitcombe – Outline – All Matters Reserved.
- (b) 2020/1795/HSE – Loft conversion and alterations to existing dwelling – 27 Norbins Road, Glastonbury, BA6 9JF – Mr C Bridson – Householder Application.
- (c) 2020/1862/TCA – Proposed works to tree/s in a Conversation Area: T1 (Norwegian Spruce) – Fell – 3 Chilkwel Street, Glastonbury, BA6 8DJ – Dr Paul Banks – Works/Felling Trees in a CA.
- (d) 2020/1904/TCA – Proposed works to tree/s in a Conservation Area: T1 (Plum/Cherry) – Fell – 2-4 High Street, Glastonbury, BA6 9DU – Works/Felling Trees in a CA.
- (e) 2020/1867/LBC – The replacement of 1 no. Velux window with a conservation rooflight to the front (west) slope and the introduction of an additional rooflight to the rear (east) slope – 3 Chilkwel Street, Glastonbury, BA6 8DJ – Dr Paul Banks – Listed Building Consent.
- (f) 2020/1921/FUL – Installation of 10m wooden telegraph telecommunications pole supporting 4 no. dishes, 3 no antenna, 1 no. equipment cabinet & ancillary development – Norwood Park Farm, Wick Lane, Wick, Glastonbury – Pat McPhillimey – Full Application.
- (g) 2020/2021/TCA – T1 Acer – Fell. T2 Tulip – Higher reduction of 1-2m. T3 Ginko – light reduction 1-2m. T6 Acer – light reduction by 1-2m – Blenheim House, 19 Chilkwel Street, Glastonbury, BA6 8DQ – Mrs Patricia Gould – Works/Felling Trees in a CA.
- (h) 2020/1938/HSE – Erection of first floor side extension and single storey rear extension – 66 Boundary Way, Glastonbury, BA6 9PH – Mr & Mrs W Sweet – Householder Application.
- (i) 2020/1971/TPO – Beech (T1) – Crown lift to 8m from ground level to allow more light to property and garden. Beech (T2) – Notification of removal of dead wood – 65 Wells Road, Glastonbury, BA6 9BY – Sue Hill – Works/Felling of TPO Trees.
- (j) 2020/1996/HSE – Erection of garage and storage building – 8A Wells Road, Glastonbury, BA6 9DH – Mr T Francis – Householder Application.
- (k) 2020/2005/FUL – Erection of 1no 12m Wooden Telegraph Pole required to support 1no 413mm x 320mm dish, 2no 700mm x 135mm x 70mm AM-5G20-90 antenna, 1no 550mm x 320mm x 420mm ground based cabinet & ancillary development thereto for Broadband use – Maidencroft Farm (Paddington Farm), Maiden Croft Lane, Wick, Glastonbury – Mr Adam Goodman – Full Application.