



Town Hall  
Magdalene Street  
Glastonbury  
Somerset  
BA6 9EL

## GLASTONBURY TOWN COUNCIL

[www.glastonbury.gov.uk](http://www.glastonbury.gov.uk)

### NOTICE OF PUBLIC MEETING

9 November 2022

Dear Councillors

R Cook, J Cousins, I Donfrancesco, Lokabandhu (Deputy Chair), L MacDougall, P Manning, I Mutch, Z Price, S Roney-Dougal, M Smyth (Chair) and M White

All other Councillors – For information

You are summoned to attend a meeting of:

**Planning Committee**

**Time: 7pm**

**Date: Tuesday 15th November 2022**

**Venue: Council Chamber, Town Hall**

Sarah Hallam  
Committee Clerk

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**Prior to the start of the meeting, public participation will take place.**

Members of the public and press are entitled to be at public meetings in accordance with the Public Bodies (Admission to Meetings) Act 1960 amended by the Openness of Local Government Bodies Regulations 2014, unless precluded by resolution of the Council during the proceedings owing to the confidential nature of business to be transacted.

Questions and comments are invited from members of the public immediately prior to public meetings. **The session is limited to 15 minutes and to a maximum of three minutes for each participant.** At the Chairman's discretion the limited time may be extended. Spaces are to be booked through the Clerk in advance of the meeting by email [office@glastonbury.gov.uk](mailto:office@glastonbury.gov.uk), telephone **01458 831769** or the Council reception desk in the Information Centre and are allocated on a first come first served basis. No resolution for action can be taken and there will be no discussion. A record of public participation is not required for the minutes, but the subject matter will be noted.

Under the Openness of Local Government Bodies Regulations 2014, any members of the public are allowed to take photographs, film and audio record the proceedings and report on all public meetings including on social media. It is helpful to let the Clerk's office know of any plans to film or record so that any necessary arrangements can be made to provide reasonable facilities to report on meetings. This permission does not extend to private meetings or parts of meetings which are not open to the public.

The Council has a general duty to consider the following in the exercise of any of its functions: Equal opportunities (race, gender, sexual orientation, religious beliefs, marital status and any disability), Crime and Disorder, Health and Safety and Human Rights.



## AGENDA

1. Apologies.
2. Declaration of Interest.
3. To approve the minutes of the meeting of the Planning Committee held on 18th October 2022 (copy enclosed).
4. To consider the following correspondence received since the last meeting:

### Planning Permission Approved by Mendip District Council

- (a) 2022/1596/HSE – Installation of outdoor climate control until to East Elevation – 20 Bilbury Lane, Glastonbury, BA6 8LX – Mr A Crofton – Householder Application.  
(Cllr Mutch proposed, seconded by Cllr White and unanimously agreed to recommend APPROVAL of this application).
- (b) 2022/1378/TCA – Proposed works to trees in a Conservation Area as described in Tree Survey – 102 Bove Town, Glastonbury, BA6 8JG – Mr C Borkett – Works/Felling Trees in a CA.  
(Cllr Cousins proposed, seconded by Cllr White and unanimously agreed to refer this application to the Tree Officer).
- (c) 2022/1813/HSE – Renovation of detached single garage – 23A Fairfield Gardens, Glastonbury, BA6 9NH – Mr Kevin Brady – Householder Application.  
(Cllr Mutch proposed, seconded by Cllr White and unanimously agreed to recommend APPROVAL of this application).
- (d) 2022/1852/FUL – Replace timber windows with uPVC – 1-8 Abbey Lodge, Bere Lane, Glastonbury, BA6 8AJ – LiveWest Homes Ltd – Full Application.  
(Cllr Mutch proposed, seconded by Cllr White and unanimously agreed to recommend APPROVAL of this application)

### Planning Permission Refused

- (a) 2022/1434/FUL – Erection of 1no. dwellinghouse (re-submission of 2011/0861) – Land at Rear of 83 Manor House Road, Glastonbury, BA6 9DQ – Full Application.  
(Cllr White proposed, seconded by Cllr Donfrancesco and agreed (1 abstention) 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, through noise, overlooking, overshadowing, smells, light pollution, loss of daylight, loss of privacy, dust, vibration or late night activities.
  - The development may cause traffic problems such as traffic generation, access or safety problems
  - Approval would create a precedent meaning that it would be difficult to object to similar proposals).



(b) 2022/1397/HSE – Conversion of existing detached garage to residential accommodation and addition of rear dormer – 26 The Roman Way, Glastonbury, BA6 8AB – Mr Stephen Kemp – Householder Application.

(Cllr Lokabandhu proposed, seconded by Cllr Roney-Dougal and unanimously agreed to recommend REFUSAL of this application as the development may cause traffic problems such as traffic generation, access & safety problems).

### **Planning Appeal**

N/A

### **Withdrawn**

(a) 2021/1082/FUL – Proposed Car Sales Centre including a modular sales building, valet bay, new access and car parking – Morlands Enterprise Park, Morland Road, Glastonbury, BA6 9FW – Mr T Ruddle – Full Application.

(Cllr Smyth proposed, seconded by Cllr Coles and agreed (one abstention) to recommend APPROVAL of this application).

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

(a) 2022/2104/VRC – Vary condition 13 (Holiday Accommodation) on planning consent 2017/3231/FUL – (proposed 3no. 1 bedroom flats by conversion within the existing building, 6no. maisonettes for holiday/short term let use within the rear courtyard) – 13 High Street, Glastonbury, BA6 9DP – 13 High Street, Glastonbury, BA6 9DP – Mr Shah – Variation/Removal of Conditions.

(b) 2022/1860/TPO – (TPO M67) – Sycamore reduction in height of approx. 3m – Mount Avalon House, Bove Town, Glastonbury, BA6 8JG – Mr D Stewart – Works/Felling Trees of TPO Trees.

(c) 2022/2199/HSE – Conversion of existing detached garage to residential accommodation & addition of rear dormer – 26 The Roman Way, Glastonbury, BA6 8AB – Mr S Kemp – Householder Application.