



Town Hall
Magdalene Street
Glastonbury
Somerset
BA6 9EL

GLASTONBURY TOWN COUNCIL

www.glastonbury.gov.uk

NOTICE OF PUBLIC MEETING

16 November 2023

Dear Councillors

R Cook, J Cousins, I Donfrancesco, S Henderson, Lokabandhu, L MacDougall, P Manning, I Mutch, L Osborn, S Roney-Dougal and M Smyth

All other Councillors – For information

You are summoned to attend a meeting of:

Planning Committee

Time: 7pm

Date: Tuesday 21st November 2023

Venue: Council Chamber, Town Hall

Sarah Hallam
Committee Clerk

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, 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 17th October 2023 (copy enclosed).
4. 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).

5. 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.
- (b) 2023/1956/FUL – Erection of an office and store for grounds maintenance equipment – Land at 349543 138125 Wyrall Close, Glastonbury – Mr David Andrews – Full 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.



- (d) 2023/2041/HSE – Loft conversion & single storey extension to rear – 71 Benedict Street, Glastonbury, BA6 9NG – Mr & Mrs Hopking – Householder Application.
- (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.
- (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.
- (g) 2023/1771/HSE – Formation of new patio with associated glass balustrade – 73 Tor View Avenue, Glastonbury, BA6 8AG – Ms L Marsh – Householder Application.
- (h) 2023/2126/HSE – Installation of Air Source Heat Pump – 92 Boundary Way, Glastonbury, BA6 9PH – K Hadimli – Householder 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.