

**Meeting of the Planning Committee held on 28th August 2012 in the Council Chamber at
Glastonbury Town Hall at 7pm**

PRESENT: Councillors: Black, Cousins, Forster, Henderson, Michell, Shepherd and Tucker

IN ATTENDANCE: Councillor Brunsdon
Lisa Williams (Admin Assistant)

APOLOGIES: None

PUBLIC PARTICIPATION: Katie Marsh and her consultant spoke in opposition to application 2012/1834

18. DECLARATIONS OF INTEREST: Councillor Tucker declared a personal and prejudicial interest in application 2012/1942. Councillor Henderson declared a personal interest in 2012/2008. All Councillors declared a personal and prejudicial interest in application 2012/1782.

19. MINUTES

The minutes of the meeting of the Planning Committee held on 24th July 2012, copies of which had been previously circulated to members, were taken as read and signed by the Chairman as a correct record.

20. CORRESPONDENCE

The following correspondence received from Mendip District Council since the last meeting was considered and noted.

Planning Permission Granted

- a) 2012/0835 – Mrs C Benedict – Proposed new rear dormer and 2 new roof lights to the front elevation – 21A Silver Street
- b) 2012/1162 – Mrs C Hancock – Application to replace an extant planning permission 2009/0050 (Erection of balcony to rear elevation and formation of access door onto balcony) – 32 Bushey Coombe Gardens
- c) 2012/1132 – Mr C Daw – The removal and re-building of an internal masonry wall between the living room and bathroom. The reinforcement of the joint between the 1st floor supporting beam and window lintel – The Homestead, Edgarley Road
- d) 2011/3015 – Mrs S Sealey – Approval of details reserved by condition 12 (demolition method statement) of planning approval 2011/1302
- e) 2012/1092 – Hastoe – Application for approval of details reserved by condition for planning consent 2010/1861, conditions 12 (contaminated land) & 13 (time frame for remediation measures) – Former Industrial Land, George Street
- f) 2012/1334 – Mr J Wadsworth – Proposed crown thinning, crown reduction and works to a walnut tree and foxglove tree in a Conservation Area – St Anne's, Chilkwell Street
- g) 2012/0024 – Taylor Wimpey Bristol – Approval of details reserved by conditions 1 and 2 (materials), 9 (hard landscaping), 10 (lighting of cycle/foot path), 12 (public art) and 13 (highway works) reserved matters approval 116335/003 – Dunstan Park, Development off Wells Road
- h) 2012/0026 -Taylor Wimpey Bristol – Approval of details reserved by conditions 1 and 2 (materials), 9 (hard landscaping), 10 (lighting of cycle/foot path), 12 (public art) and 13 (highway works) reserved matters approval 116335/007 – Dunstan Park, Development off Wells Road

- i) 2012/0025 -Taylor Wimpey Bristol – Approval of details reserved by conditions 1 and 2 (materials), 9 (hard landscaping), 10 (lighting of cycle/foot path), 12 (public art) and 13 (highway works) reserved matters approval 116335/005 – Dunstan Park, Development off Wells Road
- j) 2012/1430 – Mr K Waterman – Application for a new planning permission to replace extant planning permission 118269/003 (Demolition of existing garages and erection of a 1 bed flat and 1 x 2 bedroom maisonette) in order to extend the time limit for implementation – Garages, St John’s Square
- k) 2012/0860 – Mr Simon Lancaster – Erection of numerous advertisements – Land North West of Street Road, Morlands Enterprise Park
- l) 2012/1345 – Barclays Bank PLC – Removing the existing stepped entrance, lowering the internal entrance area floor, installing a new 1:12 ramp and lobby. Externally we propose to install a new ornate timber door to replace existing – 21 Barclays Bank Plc, High Street
- m) 2012/1608 – Ms S Lewis – First floor side extension and single storey rear extension - 56 Boundary Way
- n) 2012/0340 – Miss Helen Cross – Erection of a single storey rear extension – 29 Pendragon Park
- o) 2012/0076 – Mr G Kennaway – Approval of details reserved by conditions 2 (joinery) and 3 (rooflights) of planning permission 2011/2218 – (conversion of part of ground floor and first and second floor storage and showrooms to three residential flats) – 36 High Street
- p) 2012/0084 – Mr G Kennaway – Approval of details reserved by conditions 2 (rooflights), 3 (schedule of internal surface treatments), 4 (Rainwater goods and attachments) and 5 (joinery) of Listed Building Consent 2011/2219 (conversion and alteration to form 3 flats- 36 High Street

Planning Permission Refused

- q) 2011/3149 – Mr Paul Bishop – Erection of Detached House with Garage and creation of new vehicular access – Bartletts Farm, Godney Road

21. PLANNING APPLICATIONS

The following planning applications were received since the last meeting and it was **RESOLVED** to forward the following comments to the District Council.

- a) 2012/1834 – C/O Savills – Demolition of existing non-residential buildings and redevelopment to provide 400 sqm commercial (Class B1) floor space, up to 70 residential dwellings (Class C3) including 30% affordable units, associated landscaping, open space and car parking – Old Furniture Factory, Wells Road – Outline Planning Permission (all matters reserved)

Recommend Refusal

Additional Comment – The committee has concerns over the layout of the houses on the development. As Glastonbury has had issues at the Watts Corner estate with residents objecting to a childrens’ play area, the committee has concerns that a similar problem will arise here. The obvious area for children to play will be on the green area at the rear of the site behind the private housing.

It has been brought to the attention of the committee by other land owners in Glastonbury that this site is not a suitable area for housing.

- b) 2012/1782 – Mr K Piggott – Fitting of solar panels to flat roof area of town hall – Town Hall, Magdalene Street

The Committee declared an overall interest and did not discuss or vote on this application

- c) 2012/1830 – Mr Andrew Litson, Toucan Motorcycle Training – Siting of a portacabin and storage container and use of the car park for the purposes of motorcycle CBT training & the erection of a perimeter fence – Abbeymoor Football Stadium – Full Planning Permission – 8 weeks

Recommend Approval

- d) 2012/1854 – Mrs S Sealey – Variation of conditions 11 (relating to the Detailed Arboricultural Method Statement) and 14 (relating to the access, parking and turning arrangements) of planning permission 2011/1302 (granted for the erection of a replacement health centre) – Glastonbury Health and Dental Clinic, 1 Wells Road – Variation Removal of Conditions

**The Planning Officer was asked to supply more details about the changes to this application
Additional Comment – the committee would like to remind the planning officer that the poor planning of the previous planting of trees lead to the demise of the original building.**

- e) 2012/1609 – Mr J Field – Erection of an agricultural building – Higher Edgarley House - Full Planning Permission - 8 weeks

Recommend Approval

- f) 2012/1735 – Mr & Mrs J & K Lordan – Conversion of existing garage to lounge and erection of link extension to existing house – 18 Hill Head - Householder Planning Permission

Recommend Approval

- g) 2012/1750 – Mr & Mrs James O'Connor – Demolish front garden boundary wall and rebuild – WCBS, Somerset House, Magdalene Street – Full Planning Permission – 8 weeks

Recommend Approval

- h) 2012/1793 – Mr & Mrs James O'Connor – Demolish front garden boundary wall and rebuild – WCBS, Somerset House, Magdalene Street – Listed Building Consent

Recommend Approval

- i) 2012/1746 – Mr & Mrs Mitchell – Demolition of existing garage and replacement garage. Demolition of existing extension and proposed replacement extension. Erection of dormer to South East Elevation – 78 The Roman Way – Householder Planning Permission

Recommend Approval

- j) 2012/1839 – Ms C Tatu – Proposed internal and external alterations including alterations to windows and a replacement single storey extension – 4 Benedict Street – Listed Building Consent

Recommend Approval

Councillor I Tucker left the room and took no part in the discussion or decision of this application

- k) 2012/1942 – Grace Community Church – Two proposed fascia signs – Landmark House, Wirrall Park Road – Advertisement Consent

Recommend Approval

Councillor Tucker returned to the room.

- l) 2012/2008 – Mr I Strawford – Proposed felling of an Ash tree in a Conservation Area - Land to the rear of Nos. 5 -13 Wells Road – TREE – Conservation Area

Recommend that the decision be left to the Tree Officer

Chairman, 26th September 2012

