

Meeting of the Planning Committee held on 18th December 2012 in the Council Chamber at Glastonbury Town Hall at 7pm

PRESENT: Councillors: Barron, Black, Michell, Shepherd (Vice Chairman) and Tucker

IN ATTENDANCE: Councillor Brunsdon
Lisa Williams (Admin Assistant)

APOLOGIES: Councillors Cousins, Forster (Chairman), Henderson

PUBLIC PARTICIPATION: Mr J Heriz from Heriz Payne Architects showed the committee the plans for a proposed landmark building on land to the fore of 41 Old Wells Road.

35. DECLARATIONS OF INTEREST: Councillor Tucker declared a personal and prejudicial interest in correspondence application 2012/1336. Councillor Shepherd declared a personal interest in applications 2012/2640 and 2012/2816. All councillors declared an interest in application 2012/1782.

36. MINUTES

The minutes of the meeting of the Planning Committee held on 20th November 2012, copies of which had been previously circulated to members, were taken as read and signed by the Chairman as a correct record.

37. CORRESPONDENCE

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

Planning Permission Granted

- a) 2012/2552 – Cubex (Glastonbury) Ltd and PCDF – Non-material amendment to planning permission 2012/1523 to remove footpath on eastern boundary of proposed building (internal footpath, not public footpath) – Unit B, Morlands Enterprise Park, Street Road
- b) 2012/2069 – Mr Trevor Tredgett – Insertion of 2 windows in east elevation, replacement window in north elevation (internal courtyard) and removal of pitched roof over part first floor to provide a new flat roof with roof lantern - Millfield Senior School, Bove Town
- c) 2012/0714 – Ms Shannon E Slater-Dent – Change of use of building from school boarding house to 2 dwellings, internal alterations to fenestration including repairs to windows and insertion of two new windows – 1 Tor House, Bove Town – Listed Building Consent
- d) 2012/0713 - Ms Shannon E Slater-Dent – Change of use of building which is used as a school boarding house to 2 dwellings, internal alterations, insert two new windows in west elevation & repair existing windows – 1 Tor House, Bove Town
- e) 2011/1549 – Mrs L Mayer – Alterations to dwelling including replacement of patio doors and new glazed screen to rear, replacement of 2 windows to rear, replacement of felt flat roof with fibre glass, internal alterations to ground and 1st floor partitions and open up fire place in lounge and new fire surround – 44 Bove Town

- f) 2012/2353 – Mr & Mrs Denis Leahy – Retrospective application for the erection of a conservatory to the rear – 10 Porch Close
- g) 2012/2191 – Mr R Durston – Application for approval of details reserved by conditions 3 (schedule and samples of materials), 4 (sample panel), 8 (archaeological written scheme of investigation) and 11 (details of access surfacing) of planning permission 2011/2784 – Bercliff, Norbins Road
- h) 2012/2203 – Mr Terry Macey - Change of use of building from Use Class D1 (place of worship) to B1 (clothing design), including additional ground floor window and insertion of internal mezzanine floors – Avalon Hall, Silver Street
- i) 2012/2019 – Mr & Mrs D West – Application for approval of details reserved by condition of consent 2010/1493 concerning condition 9 (surface and foul water) – Land adj. Wearyall Hill House, The Roman Way

Planning Permission Withdrawn

- j) 2012/1336 – Industrial Unit at Beckery Old Road – Construction of 13 two-storey starter units for light industrial use on a vacant site

Other Correspondence

- k) Email correspondence regarding the Tesco's Signage (enclosed)

38. 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) 2012/2304 – Mr C Gould – Erection of single storey rear extension and front porch - Blenheim House, Chilkwell Street – Listed Building Consent
The committee were unable to comment as no pictures, plans or diagrams were provided in reference to the proposed front porch of this listed building
- b) 2012/2655 – Mr Trevor Tredgett – Insertion of window in east elevation, replacement window in north elevation (internal courtyard) and removal of pitched roof over part first floor to provide a new flat roof lantern – Millfield Senior School, Bove Town – Listed Building Consent
Recommend Approval
Additional Comment : The committee would like to stress that all materials used should be sympathetic to the original building
- c) 2012/2640 - Mr Trevor Tredgett – Insertion of window in east elevation, replacement window in north elevation (internal courtyard) and removal of pitched roof over part first floor to provide a new flat roof lantern – Millfield Senior School, Bove Town – Householder Planning Permission
Recommend Approval

Additional Comment : The committee would like to stress that all materials used should be sympathetic to the original building

Councillor Shepherd took no part in the discussion or decision of the following application

d) 2012/2640 – Royal Mail Group Ltd – Internal alterations to existing locker room to provide new callers office, creation of access ramp and associated railings, and internal

alterations to existing sorting office – Glastonbury Delivery Office, 15 Archers Way – Listed Building Consent

Recommend Approval

Councillor Shepherd took no part in the discussion or decision of the following application

e) 2012/2816 - Royal Mail Group Ltd – Internal alterations to existing locker room to provide new callers office, creation of access ramp and associated railings, and internal

alterations to existing sorting office – Glastonbury Delivery Office, 15 Archers Way – Full Planning Permission – 8 weeks

Recommend Approval

f) 2012/1782 – Mr Kevin Piggott - Fitting of solar panels to flat roof area of town hall - Town Hall, Magdalene Street – Listed Building Consent

The Planning committee are unable to comment on this application.

39. Mendip Local Plan Part 1: Strategy and Policies – Pre-Submission Consultation Response Form

In reference to Core Policy 2 and paragraph 5.13 and related boxed text.

The Committee proposes to respond that not with standing the constraints of the town identified in the Local Plan the Town Council has identified potential sites for future housing and these are listed below:

1. The land to the north of the relief road between the Lowerside Allotments (inclusive) and the Glastonbury Reclamation Site
2. Areas along the Old Wells Road
3. The southern side from Edgarley to Bretenoux Road. (It is hoped that housing here would contribute to funding for the relief road to relieve Chilkwell Street and Coursing Batch

The Town Council has identified potential commercial land which would provide employment opportunities for the local population.

4. Dyehouse Lane to Meare Road
5. The area further along Porchestall Drove towards Cradlebridge

A map detailing potential sites is attached.

2012

Chairman, 29th January