

Meeting of the Planning Committee held on 26th February 2013 in the Council Chamber at Glastonbury Town Hall at 7pm

PRESENT: Councillors: Cousins, Henderson, Shepherd (Vice Chairman) and Tucker

IN ATTENDANCE: Lisa Williams (Admin Assistant)

APOLOGIES: Councillors Barron, Black, Brunsdon, Forster (Chairman), Michell

PUBLIC PARTICIPATION: Oliver Goolden spoke in support of application 2013/0071. Amanda Rothwell of Chalice Leaze spoke in objection to application 2013/0071. Patricia Gould of Blenheim House spoke in objection to application 2013/0071. Jane Paterson of 10 Chalice Hill spoke in objection to application 2013/0071. Faye Hutchcroft of Chalice Hill House spoke in objection to application 2013/0071.

44. DECLARATIONS OF INTEREST: None

45. MINUTES

The minutes of the meeting of the Planning Committee held on 29th January 2013, copies of which had been previously circulated to members, were taken as read and signed by the Chairman as a correct record.

46. CORRESPONDENCE

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

Planning Permission Granted

- a) 2012/1609 – Mr J Field – Erection of an agricultural building – Higher Edgarley Farm, Edgarley
- b) 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 – Listed Building Consent
- c) 2012/2815 - 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 – Full Planning Permission – 8 weeks
- d) 2012/2158 – Mr & Mrs Anstes – Erection of a new dwelling. (Amended parking and access arrangements and fenestration detail) – May Place, Hamlyn Road
- e) 2012/2856 – Mr & Mrs S Hill – 1st Schedule: Application for a lawful development certificate for a proposed development to use part of the dwelling as bed and breakfast accommodation – 65 Wells Road
- f) 2012/3010 – Cubex (Glastonbury) Ltd and PCDF Second Nominees 24 Ltd – Application for

approval of details reserved by condition 5 (soft landscaping) of planning permission 2012/1523

Planning Enforcement Notice

- g) ENF/2011/0073 – Mr Cullen – Section 215 Notice – OS 1300, land south of Meare Road

Letters of Objection

- h) Letters of objection to application 2013/0071 (enclosed)

47. 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) 2013/0071 – Mr O Goolden – New residential dwelling with parking and turning – 13B Chilkwell

Street – Full Planning Permission – 8 weeks

Recommend Refusal

Additional Comment: The committee is of the opinion that the proposed building does not fit in with the surrounding buildings in this part of the conservation area. The already difficult access would only be further compromised with increased future use. The elevation of the site and visual amenity upon the immediate surrounding area is also a concern to the committee.

- b) 2013/0273 – Mr Andrew and Paul Hill – Demolition and replacement of semi-detached, fire damaged bungalow with new dwelling – 7 Ferryman Road – Full Planning Permission – 8 weeks

Recommend Approval

- c) 2013/0199 – Millfield School, Street – Erection of new floodlights – Millfield Prep School,

Edgarley – Full Planning Permission – 8 weeks

Recommend Approval

- d) 2012/1746 – Mr & Mrs S Mitchell – Demolition of existing garage and proposed erection of

attached garage. Demolition of existing extension and proposed replacement extension. Erection

of dormer to South East Elevation. Amended plans received 11/02/13 – 78 The Roman Way –

Householder Planning Permission

Recommend Approval for plan ref S4989/100E

Due to the complete lack of plans supporting the application it was difficult for the committee to understand exactly what the applicant was proposing. The committee would like to recommend approval to the plan ref S4989/100E where the existing tree is NOT removed. The committee is concerned that felling trees in this sensitive area of Wearyall Hill is detrimental to the skyline.

- e) 2012/3043 – Mr Samuel Hanley – Application for a Lawful Development Certificate for an

existing use as mixed residential, sport and recreation – Abbey Moor Stadium, Godney Road –

Lawful Development Certificate – Existing Use/Development

Recommend Approval for the application for sports and recreational use.

Recommend Refusal for the application for residential use.

Additional Comment : The committee is of the opinion that this would set a precedent for increased future residential use. The committee asks Mendip District Council to challenge the statement that there has been continuous residential use for 14 years.

f) 2013/0258 – Mr A Goolden – Proposed coppicing/felling of trees in a Conservation Area – The

Barn, 84b Bove Town – TREE – Conservation Area

Recommend that the decision be left to the Tree Officer

g) 2013/0242 – Mr Chris Bally, English Heritage - Proposed pruning of a Black Walnut Tree

subject to Tree Preservation Order M1281 - Glastonbury Tourist Information Centre,

The

Tribunal, 9 High Street – TREE – TPO works

Recommend that the decision be left to the Tree Officer

h) 2013/0298 – Rev James Finan, St Marys Presbytery – Proposed partial demolition of western

boundary garden wall - St Marys Presbytery, Magdalene Street – Conservation Area

Consent

Recommend Approval

Chairman, 26th March

2013