

**Meeting of the Planning Committee held on 23rd April 2013 in the Council Chamber at Glastonbury Town Hall at 7pm**

**PRESENT:** Councillors: Black, Cousins, Forster (Chairman), Henderson, Shepherd, (Vice Chairman), Michell and Tucker

**IN ATTENDANCE:** Councillor Brunsdon  
Lisa Williams (Admin Assistant)

**APOLOGIES:** Councillor Barron

**PUBLIC PARTICIPATION:** Juwi Renewable Energies made a presentation regarding a proposed solar park at Norwood Park Farm.

Mr Malcolm Higgins spoke in support of applications 2013/0762 and 2013/0763

**52. DECLARATIONS OF INTEREST** – Councillor Henderson declared a personal interest in application 2013/0740

**53. MINUTES**

The minutes of the meeting of the Planning Committee held on 26<sup>th</sup> March 2013, copies of which had been previously circulated to members, were taken as read and signed by the Chairman as a correct record.

**54. CORRESPONDENCE**

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

**Planning Permission Granted**

- a) 2011/2858 – Mr Rahman – Demolition of existing single storey rear element and erection of a replacement single storey extension with associated kitchen extraction and flue (as amended by plans received 22<sup>nd</sup> October 2012) – 62 High Street – Planning Permission - 8 weeks
- b) 2011/2859 – Mr Rahman - Demolition of existing single storey rear element and erection of a replacement single storey extension with associated kitchen extraction and flue (as amended by plans received 22<sup>nd</sup> October 2012) – 62 High Street – Listed Building Consent
- c) 2013/0199 – Collier Reading Architects – Erection of floodlights – Millfield Prep School, Edgarley – Full Planning Permission – 8 weeks
- d) 2011/3063 – Mr A Forscutt – Demolition of existing single garage for proposed double garage - 17 Holman Close
- e) 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 with roof lantern – Millfield Senior School, Bove Town
- f) 2011/3298 – Mrs Thompson – Proposed conservatory to rear – 10 Higher Actis
- g) 2012/2579 – Ms Stephanie Mathivet – Conversion of garage to home office – 17A Hamlyn Road
- h) 2012/2072 – Mr G Burrows – Proposed two storey side and single storey rear extensions – 4 Baily Close
- i) 2013/0435 – Mr Keith Dykes – Application for the approval of details reserved by conditions 2 (removal of external paint finishes from external masonry walls), and 3 (re-pointing of the Masonary in lime mortar and redecoration of the walls in limewash) of Listed Building Consent 2012/2330 – The Homestead, Edgarley Road, Edgarley
- j) 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 with roof lantern – Millfield Senior School, Bove Town – Listed Building Consent

**Planning Application Withdrawn**

- k) 2013/0298 – St Marys Presbytery – Proposed partial demolition of western boundary garden wall

## Planning Contravention Notice

- l) ENF/2011/0483 – Mr White – Without planning permission, the construction of a building - Park Farm Trading Estate, Park Farm Road

### 55. 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) 2012/2605 – Mr C Wilcox – Erection of dwelling and creation of new vehicular access – 185 Wells Road – Full Planning Permission – 8 weeks

#### **Recommend Approval**

- b) 2013/0762 – Mr Malcolm Higgins – Erection of a detached dwelling and garage – Land to the North of 41 Old Wells Road – Full Planning Permission – 8 weeks

#### **Recommend Refusal**

**Additional Comment – Although the committee commends the redesign and the concept of the building, the committee is of the opinion that the building is too small in scale and stature compared to the surrounding buildings. The committee would support the submission of amended plans.**

- c) 2013/0763 – Mr Malcolm Higgins – Erection of a detached dwelling – Land to the North of 41 Old Wells Road – Full Planning Permission – 8 weeks

#### **Recommend Approval**

**Additional Comment – The committee recommends that careful consideration is needed in the choice of materials used. This building will further enhance the already approved Gothic building on this site.**

- d) 2013/0580 – Mr Tom Mayberry – Repair and minor alterations to the farmhouse at the Somerset Rural Life Museum. Alteration of the cow sheds into museum galleries and a café. Demolition of the 1970's reception and its replacement with new stairs, lift and toilets. Demolition of the 1970's wagon shed and its replacement with a new learning space. Some regarding of land – Somerset Rural Life Museum, Abbey Farm, Chilkwell Street – Listed Building Consent

#### **Recommend Refusal**

**Additional Comment – The proposed modern toilet block in the entrance to the courtyard of the Victorian farmhouse is unsuitable and inappropriate. Although the committee commends the renovation of this highly prized heritage building, the situation of the toilets needs to be rethought**

- e) 2013/0523 – Mr Mark Churchill, Howdens Joinery Property Ltd – Erection of three non-illuminated fascia signs – Unit A Moorlands Road – Advertisement Consent

#### **Recommend Approval**

- f) 2013/0548 – Mr T Attwood – To erect a PVCU dark wood grain conservatory at the rear of the property – 39 Manor House Road – Householder Planning Permission

#### **Recommend Approval**

- g) 2013/0271 – Mrs H Eastwood – Proposed loft conversion and ground floor extension – Kinver, Windmill Hill Road – Replace Permission to Extend Time Limit Implementation – Full 8 weeks

#### **Recommend Approval**

- h) 2013/0670 – Mr M Suddaby, Millfield School – Proposed new sports pavilion and 3 no. tennis courts with associated works – Millfield Preparatory School, Edgarley - Full Planning Permission – 8 weeks

#### **Recommend Approval**

Councillor Henderson took no part in the discussion or decision of the following recommendation.

- i) 2013/0740 – Mr Thomas Holley – Construction of single storey rear extension. Demolition of existing garage/store to side and construction of two storey side extension. Loft Conversion with dormer at rear. Construction of new two vehicle parking space in place of existing Drive – 17 The Roman Way – Householder Planning Permission

## **Recommend Approval**

- j) 2013/0710 – Mr Bryan Lester – Second storey rear extensions to 2 terraced houses -112 & 114  
Benedict Street - Full Planning Permission – 8 weeks

**The committee would like to Recommend Approval to works at the north elevation but recommends refusal to works at the south elevation.**

**The replacement of the timber door on the south elevation with PVC is contrary to the Article 4 Direction on this area of the Conservation Area and therefore the committee Recommends Refusal to the proposed works on the south elevation. The committee suggests repairing the original door or replacement with a suitable timber door.**

- k) 2013/0882 - – Repair and minor internal and external alterations to the farmhouse; alteration and redevelopment of the cow sheds to form new galleries and a café; demolition and redevelopment of the 1970's reception and shop to provide new stairs, lift and toilets; and the demolition of the 1970's wagon shed and its replacement with a new community learning space, store and toilets – Somerset Rural Life Museum, Abbey Farm, Chilkwell Street

## **Recommend Refusal**

**Additional Comment – The proposed modern toilet block in the entrance to the courtyard of the Victorian farmhouse is unsuitable and inappropriate. Although the committee commends the renovation of this highly prized heritage building, the situation of the toilets needs to be rethought**

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**Chairman, 28th May 2013**