

Meeting of the Planning Committee held on 21st February 2017 in the Council Chamber at Glastonbury Town Hall at 7pm

PRESENT: Councillors: Abbott, Brunsdon MBE, Cousins, George, Henderson (Chairman) & Tucker

IN ATTENDANCE: Councillor Coles
Lisa Williams, Administration Assistant

APOLOGIES: Councillor Michell

PUBLIC PARTICIPATION – Councillor Coles spoke in support of applications 2017/0034/HSE & 2016/1836/FUL

45. DECLARATIONS OF INTEREST – Councillors Cousins and George declared an interest in applications 2017/0184/FUL, 2017/0185/ADV, 2017/0187/LBC and 2017/0186/LBC

46. MINUTES

The minutes of the meeting of the Planning Committee held on 24th January 2017, copies of which had been previously circulated to members, were taken as read and signed by the Chairman as a correct record.

47. CORRESPONDENCE

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

Planning Permission Approved

- a) 2016/2861/APP – Aldi Stores – Application for approval of details reserved by conditions 6 (Flood Warning Evacuation Plan) in relation to the Aldi part of the site only and 11 (Landscaping Scheme) In relation to the whole site, of permission 2015/1331/FUL – Aldi Stores, Beckery New Road
- b) 2016/2285/TCA – Ms Elizabeth Dawson – Works to four trees in a conservation area – 3 x London plane – crown lift to 3-4 metres, 1 x Lime – prune to clear street furniture/cables – St Johns Car Park, Rear of High Street, Northload Street – TPO Not Required (No Objection)
- c) 2016/2807/APP – Mrs S Slater-Dent – Application for approval of details reserved by condition 4 (fence details) on listed building consent 2016/0735/LBC – Bove Town House
- d) 2016/2948/CLP – Mr & Mrs David Davies – The erection of a single storey extension to the rear of the dwelling – 7 Bilbury Lane
- e) 2016/2600/TCA – Mr Clifford Gould – Notification of proposed works to trees in a conservation area: Japanese Simple White Cherry (T1) crown reduction from 10m*10m to 5m*5m; Japanese Double Pink Cherry (T2) crown reduction from 10*10m to 5m*5m and Blue Cedar (T3) fell – Blenheim House, 19 Chilkwell Street - TPO Not Required (No Objection)
- f) 2016/3037/TCA – Mrs Michelle Revell – Notification of works to/felling of trees in a conservation area - Shambhala Coursing Batch - TPO Not Required (No Objection)
- g) 2016/2792/HSE – Ms M Revell – Proposed new double glazed timber windows and, new UPVC windows in attic, and partial demolition of boundary wall to provide vehicular access to hardstanding - Shambhala Coursing Batch
- h) 2016/2806/APP – Ms Kate Gooch – Application for approval of details reserved by condition 3 (fence details) on consent 2016/2263/HSE – The Apple Barn, Bove Town
- i) 2016/2939/HSE – Mr & Mrs Brunwin – Construction of raised patio to south elevation. Two existing windows to be replaced with new door-set – 15 Ashwell Lane
- j) 2016/3030/TPO – Mr Chris Bally – T1 Black Walnut – proposed light pruning to gain a clearance from adjacent building – crown lift to 3m, prune off the buildings to gain a 1.5m clearance. (Prune out of the magnolia to make room for growth) – The Tribunal, 9 High Street

- k) 2016/2971/HSE - Mr & Mrs Roger & Sheila Lane – Extension/Ancillary Accommodation – Greenlands, Wick Lane, Wick
- l) 2016/2336/LBC – Mr J Field – Change of use and adaptation of existing buildings to form a holiday let and single dwelling with associated curtilage and parking – Higher Edgarley House, Ashwell Lane
- m) 2016/3033/HSE – Mr N Chapillon – Proposed two storey side extension to dwelling, replacing existing single storey extension at Berewall, Millfield Preparatory School – Millfield Preparatory School, Berewall Farm, Cinnamon Lane
- n) 2016/1790/LBC – Stars Pubs and Bars – Replacement of roof works, replacement and repair of windows and repairs to the elevations – Crown Hotel, 4 Market Place
- o) 2016/1789/FUL – Stars Pubs and Bars – Replacement of roof works, replacement and repair of windows and repairs to the elevations – Crown Hotel, 4 Market Place
- p) 2016/3107/LBC – Ms Alison Keeling – Erection of a new dwelling within the curtilage of No. 52 Bove Town on the site of previous consent 104639/016 – 52 Bove Town
- q) 2016/2433/TCA – Mr Clifford Gould – Notification of proposed works to trees in a conservation area: remove ten cider apple trees – Blenheim House, 19 Chilkwel Street – TPO Not Required (No Objection)

Planning Application Refused

- r) 2016/2999/FUL – Mr & Mrs Whitehouse – Single storey side extension, replacement of 2 no external doors with windows. Replace clay double roman roof covering with new concrete interlocking roof tiles, replacing existing fascia's, soft and rainwater goods – The Tudors, Street Road

Planning Application Withdrawn

- s) 2016/2479/APP – Mr David Sturgeon - Application of details reserved by condition 3 (external facing materials in respect of the walls) on listed building consent 2016/0408/LBC – 3 High Street

48. 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) 2017/0132/TCA – Dawson – Various works to trees throughout the park – Abbey Park, Fishers Hill – Works/Felling Trees in a CA

Recommend that the decision be left to the Tree Officer

Please note that nearby residents have reported Tawny Owls nesting in this area.

- b) 2017/0126/FUL – Mr G Sweeney – Proposed loft conversion with dormer window at rear and demolition of detached garage at rear and construction of new garage – 136 Benedict Street – Full Application

Recommend Approval

- c) 2017/0004/HSE – Mrs Sleenckx – Retrospective application for the erection of Timber Bin Store and Plant Room – Chalice Hill House, Dod Lane – Householder Application

Recommend Approval

- d) 2017/0005/LBC – Mrs Sleenckx – Retrospective application for the erection of Timber Bin Store and Plant Room – Chalice Hill House, Dod Lane – Listed Building Consent

Recommend Approval

- e) 2017/0054/VRC – Mr Neil Chapillon – Application to remove condition 3 (restriction of continuous occupation by the same person(s) to one calendar month) from permission 101656/001 – Rear Cottage The Homestead, Edgarley Road, Edgarley – Variation or Removal of Conditions

Recommend Approval

- f) 2017/0170/HSE – Mr H Pople – Demolish rear elevation structures and erect two storey extension & loft conversion. Replace front elevation windows – 99 Benedict Street – Householder Application

Recommend Approval

Additional Comment – the committee hopes that the materials used on the street facing works will comply with the Article 4 directive

Councillors Cousins and George took no part in the discussion or decision of the following 4 applications.

- g) 2017/0184/FUL – Mr Chris Illidge – New External ATM machine – 3 High Street – Full Application

Recommend Approval

- h) 2017/0185/ADV – Mr Chris Illidge – 2 No. External Fascia Signs, 1 No. External Hanging Sign, 2 No. External Opening Hours Poster Units & 2 No. Internal Posters – 3 High Street – Application to Display Adverts

Recommend Approval

- i) 2017/0187/LBC – Mr Chris Illidge – Repairs and Maintenance Of An Existing Property – Currently Vacant - 3 High Street – Listed Building Consent

Recommend Approval

- j) 2017/0186/LBC – Mr Chris Illidge – New External ATM Machine, 2 no. External Fascia Signs, 1 No. External Hanging Sign, 2 No. External Opening Hours Poster Units & 2 No. Internal Posters – 3 High Street – Listed Building Consent

Recommend Approval

- k) 2017/0034/HSE – Andrew Reid – To build a log cabin in the garden to be used as an annex – 85 Manor House Road - Householder Application

Recommend Refusal

Additional Comment – The Committee is concerned that this development would set a precedent of backland development and also has concerns over the issue of parking in an already overcrowded through road. Also the access road at the rear is not an appropriate size to park cars.

- l) 2017/0318/TCA – Mr Trevor Whetstone – Remove row of leylandi trees (intention to erect a panel fence) - 6 Chalice Hill Close – Works/Felling Trees in a CA

Recommend Approval

Additional Comment – The Committee would like to see the replanting of an appropriate traditional green hedge

- m) 2016/1836/FUL – Mr B Roper – Erection of commercial unit to comprise three B1 offices on the first floor and three B2 general industrial units on the ground floor (amended block plan received 4th January 2017 and additional drainage info received 8th February 2017 – Bartlett Industrial Estate, Godney Road – Full Application

Recommend Approval

49. NEIGHBOURHOOD PLAN

The Committee RESOLVED to include the Neighbourhood Plan on the planning agenda as a regular agenda item. The Committee is of the opinion that the issue of the bypass should now be part of the Neighbourhood Plan and subsequent consideration for the most appropriate route. Also the preservation of access to definitive footpaths in Glastonbury.

Chairman, March 21st 2017