

Meeting of the Planning Committee held on 27th June 2017 in the Council Chamber at Glastonbury Town Hall at 7pm

PRESENT: Councillors: Abbott, Brunsdon, Cottle, Cousins, George, Henderson & Tucker

IN ATTENDANCE: Lisa Williams, Administration Assistant
Councillors Keery and MacDougall

APOLOGIES: None

PUBLIC PARTICIPATION – Michelle Hall spoke in support of application 2017/1018/FUL

1. **ELECTION OF CHAIRMAN** - Councillor Henderson was elected as Chairman
2. **ELECTION OF DEPUTY CHAIRMAN** – Councillor George was elected as Deputy Chairman
3. **DECLARATIONS OF INTEREST** – Councillor Henderson declared an interest in application 2017/1402/FUL. Councillor Cottle declared an interest in 2017/1267/LBC and 2017/1576/VRC.

4. MINUTES

The minutes of the meeting of the Planning Committee held on 23rd May 2017, copies of which had been previously circulated to members, were taken as read and signed by the Chairman as a correct record.

5. CORRESPONDENCE

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

Planning Permission Approved

- a) 2017/0556/TPO – Miss Anne Furniss – T1. 20% reduction by crown thinning to mature ash tree. T2. Fell
all Ash and Sycamore saplings/suckers younger than 10years to clear space for planting Oak and Beech
- Coombe Orchard, 12 Wick Hollow
- b) 2017/0492/APP – ALDI Stores Ltd – Application for the approval of details submitted in pursuance of
condition 8 (contamination validation) of planning permission 2015/1331/FUL in relation to the ALDI part of
the site only – ALDI Morlands Enterprise Park, Morland Road
- c) 2017/0474/TPO – Mrs Sarah Oliver – Fell 2 cypress trees protected by TPO M256 – Melrose, Coursing
Batch
- d) 2017/0717/TCA – Mr Clifford Gould – Remove or heavily prune 10 dead/dying cider apple trees –
Blenheim House, 19 Chilkwell Street – TPO Not Required (No Objection) (contrary)
- e) 2017/0809/HSE – Mrs Angela Ferguson – Two storey side extension over and behind existing
single
storey garage – 21 Higher Actis
- f) 2017/0940/FUL – Mr & Mrs J Barker – Proposed Timber Frame Building for Studio /
Accommodation -
Middlewick Cottage, Wick Lane, Wick
- g) 2017/0034/HSE – Andrew Reid – To build a log cabin in the garden to be used as an annex –
85 Manor
House Road (contrary)
- h) 2017/0991/HSE – Mr Owen Duckett – First floor extension – 2 Meare Road

Planning Appeal

- i) APP/Q3305/C/17/3169726 – Mr A G Cockerill – 4 Gunwyn Close - Without planning permission the erection of a raised timber decking area (and attached side panels) to the west of the dwelling

Planning Appeal Withdrawn

- j) APP/Q3305/C/17/3169726 – Mr A G Cockerill – 4 Gunwyn Close

6. 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) 2017/1312/TCA – Mr Steve Gay – Works to 2 trees in a Conservation Area. Sycamore (T1) fell. Ash T2
reduction to 25%. To reduce tree from 35ft height 25ft crown spread to 28ft height x 18ft crown spread –

59B Benedict Street – Works/Felling Trees in a CA

Recommend Approval

Councillor Cottle took no part in the discussion or decision regarding the following application

- b) 2017/1267/LBC – Mr Sivaroshan Sahathevan – Removal of cementitious render and replacement with lime render with roughcast finish and lime wash to all elevations – 94 Bove Town – Listed Building Consent

Recommend Approval

- c) 2017/1018/FUL – Mr Robert Knowles – Proposed 3 no. flats with associated vehicular access – 52B

Magdalene Street – Full Application

Recommend Refusal

Additional Comment – The committee has concerns over the vehicular access and safety issues on this part of the highway. The committee welcomes the redevelopment of the derelict site but considers that the inclusion of the parking makes this an overdeveloped site and the associated vehicular access is very problematic.

- d) 2017/1076/LBC – Mr John Ravenscroft – Permission request to fit new fascia board and advertising signs

using existing footprint of previously fitted signs, by using the existing footprints and a lightweight

aluminium sign, we hope that less harm will be done to the original stonework. We would also like to have

a pavement sign and a non permanent open/closed sign which can be wrought iron hanging sign, 1 small

wall mounted sign, 1 portable pavement sign and 1 detachable wall board (open/closed) sign – 5 Market

Place – Listed Building Consent

Recommend Refusal

Additional Comment – Whilst the Committee is happy to support the rest of the proposal and the work that has been done, the Committee cannot approve the pavement sign due to the ongoing problem in Glastonbury with narrow pavements and A Board advertising

- e) 2017/1443/HSE – Mrs Alison Webb – Erection of a single storey conservatory extension at the rear of the

property – 16 Sharpham Road

Recommend Approval

f) 2017/1487/HSE – Mr Samuel Foote – Replacement rear single storey extension and internal alterations.

Change of materials to existing Garage building and division to provide new garden room – 69 Benedict

Street – Householder Application

Recommend Approval

g) 2017/1457/FUL – Mrs J Carter – Change of use to the centre unit on the first floor of the building approved

under application 2015/0873/FUL from B1 to D2 – Centre Unit On First Floor Bartlett Industrial Estate,

Godney Road Full Application

Recommend Approval

Additional Comment – The Committee has some concerns over the lack of parking so would like to ask the planning officer to ensure that parking is adequate.

h) 2017/1395/FUL – Mr & Mrs J Barrington – Replacement of a static caravan with a two bedroom holiday

lodge – The Caravan, Stonedown Lane – Full Application

Recommend Approval

Councillor Henderson took no part in the discussion or decision regarding the following application

i) 2017/1402/FUL – Jim Wade – Single new 3 bedroom dwelling – Land to Rear of 17 Wells Road – Full

Application

Recommend Approval

Additional Comment – Subject to Highways approving the collective increased traffic

j) 2017/1547/ADV – Wm Morrison Supermarkets PLC – Rebranding external signage – Wm Morrison

Supermarkets PLC – Application to Display Adverts

Recommend Approval

Councillor Cottle took no part in the discussion or decision regarding the following application

k) 2017/1576/VRC – Mr L Morrison – Variation of condition 2 of planning permission 111424/005 to allow one

static and one touring caravan per pitch, except for pitch 9 which would have two static caravans and a

touring caravan – Caravan 9 Fourways, Gales Drove, Wick – Variation or Removal of Conditions

Recommend Approval

Additional Comment – The Committee requests that in future residents should apply for planning permission before commencing building works. The Committee is of the opinion that the Planning Department is displaying double standards in their enforcement in respect of this site

l) 2017/1613/HSE – Mr & Mrs King – Single storey rear (north east) extension – 34 Bella View Gardens –

Householder

Recommend Approval

m) 2017/1329/HSE – Ms Lizzie Pitt – Erection of shed in front garden – 23 Old Wells Road – Householder

Application
Recommend Approval

7. Neighbourhood Plan

Nothing to report

8. Proposal to introduce restricted parking on Bretenoux Road

County Councillor Liz Leyshon proposed double yellow lines along the South side of the road and around the junctions on the north side and time limited bays on the remainder with the enforceable hours 8am to 8pm with a 4hr maximum parking time and no return within 4hrs. Indications are that Highways would be likely to support this proposal.

Councillor Cousins proposed to support this idea and Councillor George seconded. Members of the Planning Committee unanimously agreed to support the proposal.

The Deputy Clerk was instructed to write a letter detailing the proposal to the residents of the Redlands Estate so local residents are able to give feedback.

For information the Highways response to the previous proposed TRO of Bretenoux Road was that night time restrictions could be enforced subject to officers being available to deal with long term issues, but is likely to be infrequent.

Councillor Leyshon has taken advice that a zebra crossing on Chilkwell Street could be possible. Councillor Abbott asked for this to an agenda item on the next A361 Committee meeting.

Chairman, 25th July 2017