

Meeting of the Planning Committee held on 26th September 2017 in the Council Chamber at Glastonbury Town Hall at 7pm

PRESENT: Councillors: Brunsdon, Cousins, George (Mayor), Henderson (Chairman) and Tucker

IN ATTENDANCE: Lisa Williams (Admin)

APOLOGIES: Councillors Abbott & Cottle

PUBLIC PARTICIPATION – Mr Lee Wright spoke in support of applications 2016/2958/FUL – Queens Head and 2017/2220/FUL.

26. DECLARATIONS OF INTEREST – All Councillors declared a prejudicial interest in application 2017/2151/FUL. Councillor Brunsdon declared an interest in application 2017/2151/HSE

27. MINUTES

The minutes of the meeting of the Planning Committee held on 22nd August 2017, copies of which had been previously circulated to members, were taken as read and signed by the Chairman as a correct record.

28. CORRESPONDENCE

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

Planning Permission Approved

- a) 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
- b) 2017/1909/TCA – Mr Ben Hepworth – Works to trees in a Conservation Area felling of Field Maple (T3) to hedge height: and felling of 2 nos Hawthorns (T4) – Hepworth Bulwarks Lane – TPO Not Required
- c) 2017/1914/TPO – Mr Ben Hepworth – Proposed pruning works to TPOs: (T1) 8 Beech Trees – reduce lateral growth overhanging the house and garden, over extended lateral growth to be reduced by up to 3 metres in length; (T2) Oak tree overhanging garden – reduce limb by approx 1 metre to achieve good clearance from phone cable – Hepworth Bulwarks Lane
- d) 2017/1642/HSE – Mr S Henderson – Installation of solar panels to roof of 3a Wells Road – Avilion 3A Wells Road
- e) 2017/1018/FUL – Mr Robert Knowles – Proposed 3 no. flats (amended plan received 18th July 2017, including omission of vehicular access/parking, relocated bin/bike store and changes to fenestration) – 52B Magdalene Street
- f) 2017/1018/FUL – Mr Martin Smith – Replacement of UPVC windows on front elevation with new traditional box sash timber frame windows – 3 Victoria Buildings
- g) 2017/2135/TCA – Mr I Chedgy – Proposed felling of T1. Eucalyptus tree – 4 Fairfield Gardens – TPO Not Required (No Objection)
- h) 2017/1867/VRC – APD Limited – Variation of condition 2 (drawings) of application 2016/1351/FUL – to amend the sawtooth roof to a flat roof – APD Limited, Butt Close
- i) 2017/1888/HSE – Mrs Joanne Roper – Retrospective application to formalise the removal of patio doors and replacement with RSJ and bi-fold doors – 29 Chinnock Road

- j) 2017/1968/HSE – Mr & Mrs Mansbridge – Replacement of existing flat garage roof with pitched hipped trussed roof to match house – 83 Wells Road
- k) 2017/1896/HSE – Mr & Mrs Trippick – Removal of garage door to be replaced with window on front elevation, regularisation of garage conversion undertaken by previous occupants – 26 Stag Way

Planning Permission Refused

- l) 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,

29. 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) 2017/2123/LBC – Mr Neil Chapillon – Proposed demolition of existing dwelling and derelict barn and erection of a replacement dwelling – Rear Cottage, The Homestead, Edgarley Road – Listed Building Consent

Recommend Approval

- b) 2017/2122/FUL – Mr Neil Chapillon – Proposed demolition of existing dwelling and derelict barn and erection of a replacement dwelling – Rear Cottage, The Homestead, Edgarley Road – Full Application

Recommend Approval

Councillor Brunsdon took no part in the discussion or decision relating to the following application.

- c) 2017/2127/HSE – Mr Julian Clark – New timber framed annex to rear of house – 1 Dod Lane – Householder Application

Recommend Refusal

Additional Comment – The Committee considers this to be overdevelopment of the area and too close to the existing building. Also that the design is poor and lacking in merit

- d) 2017/2151/FUL – Mrs Alison Belshaw – The use of two rooms within the existing building to be used to hold weddings/civil ceremonies to supplement the existing uses on the site – The Red Brick Building, Morland Road – Full Application

The Committee was unable to comment on this application due to declarations of interest

- e) 2017/2220/FUL – Mr Parsons – Proposed new whole life dwelling incorporating full disabled access – Northover Manor House, Beckery – Full Applications

Recommend Approval

The Committee would like to draw attention to the NPPF Core Planning Principles (paragraph 159) “Proposals for care homes or similar specialist accommodation that meet an identified local need will be permitted in accordance with the Plan’s overall spatial strategy. Exceptionally, permission for such accommodation outside development limits will be granted where there is clear justification having regard to the need for the facility and evidence of the unsuitability and/or unavailability of alternative sites within named settlements. All such development should be accessible and be proportionate in scale to the locality”.

It also states that local planning authorities “should have a clear understanding of housing needs in their area which covers the needs of different groups in the community. These groups include people with disabilities” (paragraph 159).

As the proposed development is for a specific need the Committee is happy to support this. The understanding is the house will be built to stage 3 disability specification. Any further development should be restricted and the orchard should be protected. Landscaping and screening is important.

- f) 2017/2253/FUL – Mr Michael Dash – Change of use of agricultural land to storage and display of reclaimed building materials and a parking area to supplement the existing architectural salvage/reclamation yard – Orchard adj to The Old Pottery, Northload Street – Full Application

Recommend Approval

- g) 2016/2958/FUL – S & C Parsons C/O Agent – Conversion of former public house to a motel and conversion of outbuilding to 2 holiday lets (amended plans received, amended description) – Ye Queens Head, 84 High Street

Recommend Approval

- h) 2017/2003/FUL – Ms Tracy Rendall – Conversion of outbuilding to dog grooming room. Conversion of front lawn to driveway – 25 Paradise Road – Full Application

Recommend Refusal

Additional Comment – The Committee is of the opinion that this would set a precedent for the operation of a business in a residential estate.

- i) 2017/2375/TCA – Mr Oliver Hibbert – Sycamore (T1) – Fell/coppice due to excessive shading and cavity at base, bearing in mind proximity to dwellings. Oak (T2) – Remove lower limbs growing over property. Prune back upper limbs on south side by 1.5 metres to clear away from house – 3 Wick Hollow – Works/

Recommend Approval

- j) 2017/2402/FUL – Mr D Hill – Change of use of commercial units to residential to create 3 dwellings (1 no. studio flat, 1 no 2 bed house) – 11 St Johns Square – Full Application

Recommend Refusal

Additional Comment – Due to the narrowness of the alleyway and level of current use this does not lend itself to residential use. The Committee is of the opinion that this will become the slums of the future due to lack of light and proper ventilation.

- k) 2017/2401/FUL – McColls Retail Group – Installation of security shutters to shop front – McColls Retail Group – 5 – 7 Chinnock Road - Full Application

Recommend Approval

- l) 2017/2500/TCA – Mrs F Wright – Proposed pruning works to a Norway Maple and Holly in a conservation area – Chindt House – 23 Wells Road – Works/Felling in a CA

Recommend that the decision be left to the Tree Officer

30. NEIGHBOURHOOD PLAN

The committee would like to see momentum continue with the plans for the piece of land behind the cemetery.

Chairman, 24th October 2017