

Meeting of the Planning Committee held on 24th October 2017 in the Council Chamber at Glastonbury Town Hall at 7pm

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

IN ATTENDANCE: Lisa Williams (Admin)
Councillors Keery, Coles, Napper, Leyshon

APOLOGIES: None

PUBLIC PARTICIPATION – None

31. DECLARATIONS OF INTEREST

Councillor Henderson declared an interest in application 2017/2604/TCA; Councillors Cousins, Cottle, Brunsdon and Napper declared an interest in application 2017/2461/LBC

32. MINUTES

The minutes of the meeting of the Planning Committee held on 26th September 2017, copies of which had been previously circulated to members, were taken as read and signed by the Chairman as a correct record.

33. CORRESPONDENCE

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

Planning Permission Approved

- a) 2017/2100/APP – Star Pubs and Bars – Discharge of conditions from application 2016/1790/LBC – 5 –
Joinery details, 3 – render specification and 4 – roofing sample – Crown Hotel 4 Market Place
- b) 2017/1994/APP – Star Pubs and Bars – Discharge of conditions from application 2016/1789/LBC – 5 –
Joinery details, 3 – render specification and 4 – roofing sample – Crown Hotel 4 Market Place
- c) 2017/1885/APP – Mrs S Slater-Dent – Application for the approval of details reserved by conditions 3
(details and sample panel of render) from application 2016/2264/HSE – Bove Town House, 1 Bove Town
- d) 2017/1886/APP – Mrs S Slater-Dent – Application for the approval of details reserved by conditions 3
(sample panel of render) from application 2016/0735/LBC – Bove Town House, 1 Bove Town
- e) 2017/1402/FUL – Jim Wade – Single new 3 bedroom dwelling – Land to the Rear of 17 Wells Road
- f) 2017/1272/FUL – Candice Hatwell – Change of use of field from camping site to camping and touring
caravan site – Isle of Avalon Caravan Park, Godney Road
- g) 2017/0974/HSE – Sim Dobbins – Extension of existing balcony – 3B Magdalene Street
- h) 2017/1872/CLE – Mrs Juliet Yelverton – Bed & Breakfast and residential therapy centre, including
the hosting of therapeutic retreat and workshops (amended description 13/09/17) – Healing Waters
Sanctuary, 1 The Roman Way

Planning Appeal

- i) 2016/3106/FUL – Ms Alison Keeling – Erection of a new dwelling within the cartilage of No. 52 Bove Town
on the site of previous consent 104639/016 – 52 Bove Town

34. 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) 2017/2655/REM – Keepmoat Regeneration Ltd, Sanctuary Housing Association – Residential development of 135 dwellings, open space, highways, car parking, landscaping and ancillary development. The outline application was not EIA development – Land North of A39 –
Reserved Matters
Application

The Planning Committee discussed the application but due to a conflict of interest, (ie The Town Council owns adjacent land), comments were unable to be forwarded to Mendip District Council

- b) 2017/2459/FUL – Mr C Willcox – Proposed conversion of existing dwelling to two separate dwellings –
185 Wells Road – Full Application

Recommend Approval

- c) 2017/2624/TCA – Mrs Sue Church – Proposed tree works :- 1. Sorbus aria lightly canopy raise to 2-3m to clear gate and footpath; 3. Ilex aquifolium crown clean; 4. Prunus spp crown clean; 5. Prunus spp to clear building (prune back lightly from adjacent sorbus); 6. Sorbus aucuparia reduce competing leader by 40%;
9. Crataegus monogyna fell, grind stump and plant replacement tree – Church of St John, High Street –
Works/Felling Trees in a CA

Recommend that the decision be left to the Tree Officer

Additional Comment – Re. Tree no 9 – Crataegus Monogyna should be replaced with a proper Holy Thorn which flowers twice a year with white flowers. The Committee recommend that the replacement tree is purchased from Kew Gardens where they hold a supply of genuine Holy Thorn trees. The committee recommends that the replacement tree is re-sited behind the war memorial.

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

- d) 2017/2604/TCA – Mr Carl Shaw – Proposed works to a tree in a conservation area :- T1 –
Removal of
Cherry Tree – 13 Wells Road – Works/Felling Trees in a CA

Recommend that the decision be left to the Tree Officer

Councillors Cousins, Cottle, Brunsdon and Napper took no part in the discussion or decision of the following application

- e) 2017/2461/LBC – Mr Doug Hill – Change of use of commercial units to residential to create 3 dwellings
(1 no. studio flat, 1 no. 2 bed flat and 1 no. 2 bed house) to include windows to the first floor level – 11 St
Johns Square – Listed Building Consent

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.

f) 2017/2535/LBC – Mr & Mrs S Hoyle – Render over modern brick gable end and paint existing garage

render – 90 Bove Town – Listed Building Consent

Recommend Approval

g) 2017/2701/TCA – Mr Jonathan Pike – Proposed maintenance of a Weeping Willow to prevent it interfering

with overhead cables and falling into road – 1 Wick Hollow – Works/Felling Trees in a CA

Recommend that the decision be left to the Tree Officer

h) 2017/2516/LBC – Mr Gary McConnell – Internal alterations – 104 Bove Town – Listed Building Consent

Recommend Approval

i) 2017/2622/LBC – Mr Gary McConnell – Proposed wood store and shed in the curtilage of a listed building

- 104 Bove Town – Listed Building Consent

Recommend Approval

35. Bretenoux Road – Suggested amendment to Traffic Regulation Order (TRO) – Report attached from

County Councillors Leyshon and Napper

The Planning Committee thanks the County Councillors for their continued involvement and accepts that the County Councillors will put forward the proposed amendment detailed in Councillor Leyshon's report (tabled)

36. NEIGHBOURHOOD PLAN

The Planning Committee makes the following recommendation to the Neighbourhood Planning Steering Group.

The Neighbourhood Planning Steering Group should include the options of alternative road routes from the A361 as part of the Neighbourhood Plan Consultation with the implications of development along these historical routes.

These recommendations/options to be formally written up by the Deputy Clerk and presented to the Neighbourhood Planning Steering Group on the 1st November.

Chairman, 21st November 2017