

Glastonbury Town Council



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Meeting of the Planning Committee held at 7.00pm on 20th August 2019 in the Council Chamber at Glastonbury Town Hall

PRESENT: Councillors: L Browne (chair), J Cousins (from 8.15pm), L MacDougall, D Michell, B Outten, C Prior, M Smyth, I Tucker

IN ATTENDANCE: Gerard Tucker (Town Clerk) and 11 members of the public

APOLOGIES: Cllrs Barnet, Keery, Lund, Mutch, Roney-Dougal

18. DECLARATIONS OF INTEREST

Cllr Tucker declared an interest in item 8 (c) 83 Wells Road – family member as a neighbour
Item 8 (a) 2 Number – Travellers pitches and associated works off Dye House Lane. The Clerk allowed a dispensation on this item. The application is opposite land owned by the town Council, yet the council's involvement is considered neither personal nor prejudicial

19. MINUTES

The minutes of the meeting of the Planning Committee held on 16th July 2019 were approved and signed by the Chair.

20. CORRESPONDENCE

The following correspondence received from Mendip District Council was considered and noted.

Planning Permission Approved

- (a) 2019/0779/APP – Application for approval of details reserved by condition 3 (privacy screen details) on planning consent 2018/0901/HSE (erection of 2 storey rear extension) – 12 Ashwell Lane, Glastonbury, BA6 8BG – Mrs Laura Worgan.
- (b) 2019/1115/APP – Application for approval of details reserved by condition 6 (drainage details), on planning consent 2018/1961/FUL – Premier Inn, Morland Road, Glastonbury, BA6 9FW – Whitbread Court.
- (c) 2019/1298/HSE – Proposed conversion of loft to provide two additional bedrooms and one bathroom with a Juliette balcony on the rear elevation – Nicosia, Windmill Hill Road, Glastonbury, BA6 8EQ – Mr Burch & Griffith.
- (d) 2019/1608/TCA – Proposed works to trees in conservation area – Top a cypress type hedge of 4 trees approx. 6ft-8ft off and trimming sides – 5 Ashwell Lane, Glastonbury, BA6 8BG – Mrs Cheryl Penn.

- (e) 2019/0707/S106 – Sanctuary has applied to Mendip District Council to modify the planning obligations contained in Schedule 6 relating to the setting up/ appointment of a Manco (Management Company) for the purposes of managing/maintaining the open spaces areas within the site. The proposal is to remove this requirement as Sanctuary intend to manage/maintain the areas without the need for Manco. Land at 349711 139669 – Glastonbury Western Relief Road, Glastonbury.
- (f) 2019/1303/HSE – Proposed single storey side extension – 31 Underwood Road, Glastonbury, BA6 9BQ. Mr Scriven.
- (g) 2019/1305/HSE – Proposed 2 storey rear extension – 19 Boundary Way, Glastonbury, BA6 9PJ – Mr Fouracres.
- (h) 2019/1316/TCA – Works/Felling Trees in a CA – Blenheim House, 19 Chilkwell Street, Glastonbury, BA6 8DQ – Mr Clifford Gould.
- (i) 2019/1650/TCA – Proposed works to trees in a CA – T1 – T2 – Rowans – Fell – 7 Launder Close, Glastonbury, BA6 8AZ – Aster, Sarsen Court, SN10 2AZ.

5. Planning Permission Refused

N/A.

6. Withdrawn

N/A.

7. Appeals

- (a) 2019/0724/PAA - Prior approval for a proposed change of use of an agricultural building to 1. No "larger" dwelling/house (Class C3) and for the associated operational development. Teenage Wasteland Animal Rescue Centre, Dyehouse Lane, Glastonbury, BA6 9QS. Appealant – Mr Simon Harding.

8. To consider the following planning applications received from Mendip District Council since the last meeting

- (a) 2019/1166/FUL – Change of use to two Traveller pitches and associated works including 2 no. dayrooms, 2 no. stables and hard standing – Land at Dyehouse Lane, Glastonbury, BA6 9LZ – Mr & Mrs Ellis – Full Application.

Committee recommended **refusal** of this application for the following reasons:

1. The application is outside of the development boundary.
2. The proposal is to build permanent structures on the flood plain.
3. As the land is known to flood, the proposed sewerage system is considered inadequate at times of flooding and will possibly overflow and contaminate the surrounding area.

- (b) 2019/1586/FUL – Extension and change of use of existing workshop/garage to holiday let – 23 Fairfield Gardens, Glastonbury – Mr K Brady - Full Application.

By majority decision, the Planning Committee voted to **accept** this application. However, they have asked that the following comments and observations are shared with the Planning Officer:

1. There is a concern that the rear will overlook neighbours properties and request that appropriate consideration is given to the design of the proposed property to reduce any impact.
2. Further, there is a concern that the absence of a car parking space will add to the existing pressures of inadequate parking provision.

- (c) 2019/1663/HSE – Proposed Driveway with hardstanding for 2 vehicles and sufficient width for turning – 83 Wells Road, Glastonbury – Mr Stephen Mansbridge – Householder Application.

Committee unanimously recommended **refusal** of this application on the grounds of Highway Safety. The proposed access to the drive is close to the junction which serves St Dunstan's School and if implemented could create a pedestrian safety hazard. Access is also over a 'hatched' area for which visibility could be impaired if the proposed access was implemented. Further, there is a lamp standard near the proposed driveway entrance which could impede visibility, particularly looking east for motorists leaving the property.

The planning committee suggested that the applicant may wish to reconsider the scheme, perhaps exploring access off of Cox's Close.

- (d) 2019/1911/HSE – Demolition of rear two storey area and end gable wall and rebuild gable wall and erection of a rear two storey and single storey extension with associated works – Norwood Farm, Wick Lane, Wick – Mr and Mrs White – Householder Application.

The Planning Committee unanimously **supported** this application

- (e) 2019/1814/FUL – Proposed extension to the Surgery – Glastonbury Surgery, Feversham Lane, Glastonbury, BA6 9LP – Ms A Ball – Full Application.

The meeting concluded that the extension to the Health Centre is **supported**. The loss of twelve trees raised a concern and concluded that the extension on this occasion took priority over the loss of trees. Further, the Planning Committee encourage the applicant to consider planting a similar number (or more) in other locations, which may include on St Benedict's School grounds, which would serve as a 'green screen'.

- (f) 2019/1946/HSE – Proposed loft conversion with rear dormer extension. Rear single storey extension. 2No. roof windows to front elevation – 72 Wells Road, Glastonbury, BA6 9BR – Mr D Brown – Householder Application

The Planning Committee were unanimously in **support** of this application

- (g) 2019/1574/FUL – The erection of five flats and associated bin and bicycle store – 52B Magdalene Street, Glastonbury, BA6 9EJ – Wells Building & Restoration – Full Application.

The Planning Committee recommend **unanimous refusal** of this application. The previous application for a two storey building and the provision of three flats was supported by the Town Council. This revised application is recommended for **refusal** for the following reasons:

1. Overdevelopment of the site. The proposal is imposing and does not fit within the street scene.
2. Inadequate parking provision. This application is dependent on the use of existing inadequate car parking provision in the town.
3. The proposed chimney stack appears to be built on the neighbours property, which requires further exploration.
4. The design of the stairwell at the rear detracts the property and is considered an eyesore to immediate neighbours and overlooks the conservatory of a neighbouring property.
5. The previously agreed bin store and bike store provision has not been expanded to accommodate the additional flats and is considered inadequate.

Further, the Planning Committee would encourage this application to be considered by the Planning Board should the Planning Officer be recommending approval.