

**PLANNING AND REGULATORY COMMITTEE – 16 OCTOBER 2019
REPORT OF THE DIRECTOR OF DEVELOPMENT AND ENVIRONMENT**

A - PLANNING APPEAL DECISIONS

PLANNING APPLICATION NUMBER	DETAILS OF PLANNING APPLICATION	OFFICERS' RECOMMENDATION OR DECISION IF DELEGATED	COMMITTEE DECISION IF RELEVANT	DECISION OF PLANNING INSPECTOR	MAIN ISSUES IDENTIFIED BY PLANNING INSPECTOR	CASE OFFICER
19/P/0602/FUH	Erection of a first floor extension to detached garage to form home office and gym, 1 St Pauls Road, Weston-super-Mare Mr & Mrs Lam	Refused	N/A	5 Sept 2019 Dismissed Fastrack	The effect of the proposed development on the living conditions of the occupiers of Nos 68 and 70 Severn Road with regard to light and outlook and on the occupiers of No 33 Clarence Road North and No 3 St Pauls Road with regard to privacy.	Elliott Kelly
19/P/0414/FUL	Change of use of existing ground/basement maisonette to 2no. self-contained flats and replace entrance door, 41 Victoria Road, Clevedon Mrs A Williams	Refused	N/A	6 Sept 2019 Dismissed	Whether the proposal would provide acceptable living conditions for the intended future occupiers of the proposed flats, with regard to daylight and outlook.	Annika Lepoittevin
18/P/5198/FUL	Creation of one additional off-street parking space, Units 1 – 4, Railway Wharf, Station Road, Wrington Mr Prewett	Refused	N/A	10 Sept 2019 Dismissed	1) the effect of the proposed development on highway safety; and 2) whether or not the proposed development would preserve or enhance the character or appearance of the Wrington Conservation Area.	Elliott Kelly
17/P/5455/OUT	Outline planning permission for the erection of 9no. dwellings with all matters reserved for subsequent approval except for access, land adjacent to Ancarva House, Ladymead Lane, Langford Oakwood New Homes Limited	Approval	Refused	11 Sept 2019 Allowed Appellants application for costs refused	1) the character and appearance of the area; 2) traffic generation and highway safety, and 3) surface water flooding. The Inspector considered that these issues were acceptable.	Mike Cole

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18/P/3111/FUL	Erection of two storey side extension and single storey rear extension and conversion of dwelling into 1no. three bedroom flat and 1no. two bedroom flat together with associated vehicle and cycle parking, waste and recycling storage, 28 Cabot Way, Weston-super-Mare Mr A Davidson	Refused	N/A	13 Sept 2019 Allowed	Whether or not an adequate flood risk assessment has been submitted as part of the planning application with specific reference to the sequential assessment and exception test.	Elliott Kelly
18/P/3315/FUL	Erection of new dwelling, formation of new vehicular access and associated works, 96 Nore Road, Portishead Mr & Mrs P Burns	Refused	N/A	25 Sept 2019 Dismissed	1) living conditions at neighbouring properties; and 2) the character and appearance of the local area.	Terry Karampini
18/P/3681/FUL	Erection of two dwellings, access and parking, land to the rear of The Ship Hotel, West Street, Banwell Andrew Wilson Partnership & Apex One Ltd	Refused	N/A	25 Sept 2019 Dismissed	The effect of the proposal on living conditions at neighbouring properties.	Judith Porter

B – PLANNING APPEALS RECEIVED SINCE LAST COMMITTEE

APPEALS REFERENCE	APPLICATION NO.	DETAILS OF APPLICATION	DATE OF APPEAL	DATE OF INQUIRY/ HEARING IF KNOWN	CONTACT OFFICER
APP/D0121/W/19/3235490	18/P/5104/FUL	Erection of a detached dwelling house, land adjacent to 1 Castle View Road, Clevedon - Mr P Bellow	5 Sept 2019	N/A	Jessica Smith

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APP/D0121/W/19/3234531	19/P/1343/CQA	Prior approval for the change of use from an agricultural barn (Sui Generis Use) to a dwelling (Use Class C3), operational development consisting of replacement of existing corrugated asbestos roof with metal roof; new timber cladding and insertion of windows and doors, Atcost Barn, Glen Farm, Sandy Lane Abbots Leigh Brinkgreen Ltd	16 Sept 2019	N/A	Judith Porter
APP/D0121/W/19/3233568	19/P/0887/FUL	Erection of a dwelling house, including demolition of 2no. barns and 1no. residential dwelling., Sprigg Farm, Clevedon Road, Weston-in-Gordano Mr Paul Harris	18 Sept 2019	N/A	Judith Porter
APP/D0121/X/19/3231176	19/P/0261/LDE	Certificate of Lawfulness for the siting of a caravan on an agricultural smallholding for use ancillary to the operation of the holding and for the keeping of horses, land at Parsonage Lane, Winford Ms Devonald	27 Sept 2019	N/A	Julie Walbridge

C- INQUIRIES/HEARINGS DATES AND VENUES

APPLICATION NO.	APPEALS REFERENCE	DETAILS OF APPLICATION	APPEAL TYPE	DATE OF INQUIRY/ HEARING	VENUE	CONTACT OFFICER
17/P/5545/OUT	APP/D0121/W/18 /3211789	Outline planning permission for the erection of up to 200 dwellings, a Health Centre, a Doctors Surgery, retail outlets and office/employment space with all matters reserved for subsequent approval, Land Off, Bleadon Road, Bleadon Mr C Sanders	Inquiry	To reconvene 15 Oct for 4 days	Day 1 – New Council Chamber, Town Hall Days 2 to 4 Royal Hotel, Weston-super-Mare	David Tate

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18/P/2652/OUT	APP/D0121/W/19 /3229938	Outline planning application for the erection of up to 110 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point from Elm Grove, demolition of 20 South Lawn and creation of emergency access from South Lawn. All matters reserved except for means of main site access, Elm Grove Nursery, Elm Grove, Locking Gladman Developments	Inquiry	6 Nov 2019 Scheduled for 5 days	New Council Chamber, Town Hall	Graeme Felsted

Summary Performance Table April 19 – March 20

Appeals received	36
Appeals decided	30
Appeals dismissed	25
% dismissed of appeals decided	83.3%
Target	72% dismissed

Appeals Allowed April 19 – March 20

Delegated Decision	Committee Decision	Total
4	1	5

Costs awarded against the Council

Delegated Decision	Committee Decision	Total
0	0	0