

**PLANNING AND REGULATORY COMMITTEE – 20 NOVEMBER 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/0381/OUT	Outline planning permission for the erection of up to 3no. dwellings following demolition of existing buildings on site with all matters reserved for subsequent approval, land adjacent to Hillcrest Farm, Felton Common, Felton Mr Robert Wedlake	Refused	N/A	Dismissed 8 Oct 2019	1) Whether the proposal would be inappropriate development in the Green Belt, Whether the site is in a suitable location for housing with regards to access to facilities and services; 2) the effect of the proposal on the character and appearance of the area; 3) the effect of the proposal on the living conditions of future residents with particular regards to noise and outlook, and; 4) if found to be inappropriate development, whether very special circumstances exist to justify the proposal.	Judith Porter
18/P/3957/FUL	Variation of condition 6 from application 16/P/1521/O (the erection of up to 50 residential dwellings) to amend approved highway improvement scheme, land at, Wrington Lane, Congresbury Gladman Developments	Refused	N/A	Dismissed 8 Oct 2019	The effect of the proposed variation to the works along Wrington Lane on highway safety with specific regard to the width of the carriageway proposed in the eastern priority give way section.	Andrew Stevenson
18/P/3358/FUL	Erection of two detached dwelling houses with detached garages and associated parking; hard/soft landscaping; drainage and infrastructure,	Refused	N/A	Dismissed 11 Oct 2019	The effect of the proposed development upon a line of lime trees protected by a Tree Preservation Order (TPO) and the character and biodiversity value	Judith Porter

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	land adjoining Broadlands, Ridgeway Road, Long Ashton Mr L Williams				of the area.	
19/P/0142/FUH	Second storey side extension to provide additional living accommodation, 19 Downleaze, Portishead, Bristol Mr & Mrs P. Wyatt	Refused	N/A	Dismissed 15 Oct 2019 Fastrack	The effect of the proposed extension on the living conditions of the occupants of No 72 Brendon Road, with particular regard to light and outlook.	Ellena Fletcher
18/P/4984/FUL	Application for the removal of condition No. 4 on application 1361/91 to allow occupation by person not working in agriculture, Glen Farm, Sandy Lane, Lower Failand Brinkgreen Ltd	Refused	N/A	Dismissed 16 Oct 2019	Whether the condition should be removed, having regard to the provisions of the development plan and other material considerations.	Judith Porter
18/P/4956/OUT	Outline application, with all matters reserved, for the erection of industrial buildings for B1 and B8 use, Mendip Model Motor, Racing Club, Accommodation Road, Bleadon C and A Sandford Ltd	Refused	N/A	Dismissed 16 Oct 2019	1) whether the appeal site is previously developed land; 2) proximity to services and facilities; 3) effect on the character and appearance of the area; 4) vulnerability of site to flooding; and 5) ecology.	Mike Cole
19/P/0366/FUH	Erection of a three car garage, Stepstones Farm, Old Weston Road, Congresbury Mr and Mrs S Ward	Refused	N/A	Dismissed 23 Oct 2019 Fastrack	The effect of the proposed development upon the character and appearance of the appeal site and the surrounding area.	Ellena Fletcher
18/P/4342/FUL	Erection of 1no. dwelling following demolition of existing garage, Land Adjacent To Bay	Refused	N/A	Dismissed 25 Oct 2019	Whether the development would preserve or enhance the character or appearance of the	Annika Lepoittevin

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	Tree Cottage, Hill Lane, Weston-in-Gordano Cherry Rose Ltd				Weston-in-Gordano Conservation Area (WGCA).	
18/P/2535/FUL	Change of use from existing B8 use to a dog day kennel (Sui Generis), Unit 7, Tweed Road Industrial Estate, Tweed Road, Clevedon Mr T Cart	Refused	N/A	Dismissed 29 Oct 2019	The effect of the proposed change of use on the range and quality of business units available for B1, B2 and B8 employment uses in the area.	Mike Cole
18/P/2423/OUT	Outline application for the erection of 20no. dwelling houses associated matters of access and landscaping. All other matters reserved for subsequent approval, land south of Crookes Lane, Kewstoke Mr Simon	Refused	N/A	Dismissed 31 Oct 2019 Appellants application for costs refused	1) whether the site would be in an accessible and sustainable location, with regards to its location adjacent to the settlement boundary of Kewstoke; 2) the effect on the character and appearance of the area; 3) future school capacity in the village; 4) the effect on flood risk 5) the effect on protected species and European Protected Sites.	David Tate
18/P/4548/FUL	Change of Use of a residential institution (C2) to a 14 bedroom HMO (House of Multiple Occupation) (Sui Generis), 21 Walliscote Road, Weston-super-Mare Mr Ah Lek Ser	Refused	N/A	Dismissed 31 Oct 2019	1) the effect of the change of use on the character of the area and the mix of housing; 2) whether the property provides acceptable living conditions for occupiers,; and 3) the effect of the parking arrangements on highway safety.	Terry Karampini
16/P/1677/OT2	Outline planning permission including an Environmental Impact Assessment for	Non-determination	N/A	Allowed 1 Nov 2019	1) whether the proposed development would accord with the development plan with	Sally Evans

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	residential and related development comprising the erection of approximately 450 dwellings, means of access thereto, access roads, footways/cycleways, infrastructure works and associated community infrastructure including open space and landscaping. All matters reserved with the exception of the main site access point, land north of Youngwood Lane and East of Netherton Wood Lane, Nailsea Mactaggart and Mickel Homes				particular regard to CS Policy CS31; 2) whether the development would prejudice the emerging spatial strategy for the area contained in the eJSP; i) the effect on any future link road; ii) whether the development would adversely affect the integrity of a protected habitat site, and 3) whether there are any other material considerations, including the benefits of the proposal, which would indicate that the proposals should be determined otherwise than in accordance with the terms of the development plan.	

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/19/3237000	18/P/3009/FUL	Erection of a two storey detached dwelling, land to rear of 4 Kingshill, Chapel Barton, Nailsea Mr C Logan	7 Oct 2019	N/A	Louise Grover
APP/D0121/C/19/3232972	18/00303/OTH Enforcement Notice	Appeal against depositing of waste, increase in land levels, filling ditches and caravans sited on the land, land adjacent to Cannaways Farm, Silver Moor Lane,	7 Oct 2019	N/A	Karen Bartlett

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		Banwell Mr E Thorne			
APP/D0121/X/19/3230673	19/P/0740/LDP	Lawful development certificate (proposed) for the construction of a rootbridge hardstanding/access, Broadlands, Ridgeway Road, Long Ashton Mr L Williams	7 Oct 2019	N/A	Judith Porter
APP/D0121/X/19/3227427	19/P/0241/LDE	Lawful Development Certificate existing for the change of use of annexed accommodation and open storage to a single dwelling house, Annexe, The Oxe Yard, North End Road, Yatton Mr Christopher Mallett	7 Oct 2019	N/A	Julie Walbridge
APP/D0121/W/19/3237546	19/P/0525/FUL	Change of use of land from agricultural use to use as a woodland pre-school. Erection of pre-school storage building with sedum roof, compost toilets and associated car parking and access arrangements, land accessed from, Wentwood Drive, Weston-super-Mare Mrs R Landen	15 Oct 2019	N/A	Judith Porter
APP/D0121/W/19/3237905	17/P/5406/FUL	Construction of mixed use redevelopment, incorporating petrol filling station with associated retail store, lounge bar/restaurant, hair and beauty salon and owners office accommodation following demolition of the former Lord Nelson Public House, Lord Nelson, 58 Main Road, Cleeve Tout Ltd	15 Oct 2019	N/A	Mike Cole
APP/D0121/W/19/3237895	19/P/0078/COA	Prior Approval for the change of use of first and second offices (Use Class B1(a)) to 8no. two bedroom flats (Use Class C3), First And Second Floors, Union	15 Oct 2019	N/A	Terry Karampini

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		House, 3 -15 High Street, Weston-super-Mare Standbetter Ltd			
APP/D0121/W/19/3231642	19/P/0287/FUL	Change of use of part of redundant stable block and hay store to residential accommodation, Stables and Tack Room, Iwood Lane, Congresbury Mr Clinton Wedlake	24 Oct 2019	N/A	Angela Norris

C- INQUIRIES/HEARINGS DATES AND VENUES

APPLICATION NO.	APPEALS REFERENCE	DETAILS OF APPLICATION	APPEAL TYPE	DATE OF INQUIRY/ HEARING	VENUE	CONTACT OFFICER
17/P/5406/FUL	APP/D0121/W/19 /3237905	Construction of mixed use redevelopment, incorporating petrol filling station with associated retail store, lounge bar/restaurant, hair and beauty salon and owners office accommodation following demolition of the former Lord Nelson Public House, Lord Nelson, 58 Main Road, Cleeve Tout Ltd	Inquiry	4 Feb 2020 (3 days)	TBC	Mike Cole

Appeals Allowed April 19 – March 20

Delegated Decision	Committee Decision	Total
5	1	6

Costs awarded against the Council

Delegated Decision	Committee Decision	Total
0	0	0

Summary Performance Table April 19 – March 20

Appeals received	44
Appeals decided	42
Appeals dismissed	36
% dismissed of appeals decided	85.7%

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Target	72% dismissed
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