

**PLANNING AND REGULATORY COMMITTEE – 18 DECEMBER 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
18/P/2553/FUL	Erection of an extra care development, comprising 96no. one and two bedroom units and 1no. guest suite; associated access, parking and landscaping (use Class C2), land off Serbert Way, Portishead M S Jenkins, Swangate Developments Ltd and Anchor	Refused	N/A	Dismissed 29 Nov 2019	Whether the appeal site is a suitable and sustainable location for housing, having regard to the development plan and the site's allocation for business/employment use (Use Class B1-B8).	David Tate
18/P/5104/FUL	Land adjacent to 1 Castle View Road, Clevedon, BS21 7EW	Refused	N/A	Dismissed 04 December 2019	The character and appearance of the surrounding area and the living conditions of the future occupiers of the scheme, with regard to the provision of amenity space.	Jessica Smith
18/P/3335/FUL	Madeira Cove Hotel, 32-34 Birnbeck Road, Weston-super-Mare, BS23 2BX	Pending consideration	N/A	Allowed 03 December 2019	The effect of the proposal on the character and appearance of the Great Weston Conservation Area and its significance.	Graeme Felstead

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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/19/3240553	19/P/1696/CQA	Prior approval for the change of use of an agricultural building (Sui Generis Use) to 1no. dwelling house (Use class C3) with operational development consisting of the insertion of windows and doors, The Cowshed, Glen Farm, Sandy Lane, Lower Failand Brinkgreen Ltd	14 Nov 2019	N/A	Judith Porter
APP/D0121/C/19/3234409	2016/0338 Enforcement Notice	Without planning permission the material change of use of land and buildings from a mixed residential, agricultural and equestrian use to a mixed use of residential, agricultural and equestrian use and vehicle recovery business, Box Bush Stables, Box Bush Lane, Rolstone, Banwell Mr A James	25 Nov 2019	N/A	Julie Walbridge
APP/D0121/C/19/3238420	18/00604/OTH Enforcement Notice	Without planning permission, the erection of a fence, 7 Manor Close, Portishead Mr Ian Anderson	25 Nov 2019	N/A	Chris Joannou

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	Inquiry	4 Feb 2020 (3 days)	New Council Chamber, Town Hall,	Mike Cole

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		demolition of the former Lord Nelson Public House, Lord Nelson, 58 Main Road, Cleeve Tout Ltd			Weston-super-Mare	

Summary Performance Table April 19 – March 20

Appeals received	47
Appeals decided	45
Appeals dismissed	38
% dismissed of appeals decided	84.0%
Target	72% dismissed

Appeals Allowed April 19 – March 20

Delegated Decision	Committee Decision	Total
6	1	6

Costs awarded against the Council

Delegated Decision	Committee Decision	Total
0	0	0