

**PLANNING AND REGULATORY COMMITTEE – 22 JANUARY 2020
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/3009/FUL	Erection of a two storey detached dwelling, land to rear of 4 Kingshill, Chapel Barton, Nailsea Mr C Logan	Refused	N/A	Dismissed 9 Dec 2019	The effect of the proposal on highway safety, having particular regard to the adequacy of the access visibility splays, manoeuvring space and parking provision.	Louise Grover
2014/0455 Enforcement Notice	Without planning permission unauthorised change of use - B&B accommodation and airport parking, Vosper Lodge, Red Hill, Redhill Ms Rachael Furnivall	Enforcement Notice	N/A	Dismissed 10 Dec 2019	Breach of Planning. Main issues of the planning merits; 1) whether the alleged change of use for overnight accommodation is inappropriate development in the Green Belt taking into consideration its effect on the openness and purposes of the Green Belt; 2) the effect on the character and appearance of the surrounding area; 3) the effect on highway safety; 4) whether the development allows for a wide choice of transport methods; and 5) whether very special circumstances exist to justify the development.	Karen Bartlett

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19/P/0603/FUL	Proposed construction of a 3 bedroom family home with associated storage, garage and parking space, land adjacent to Westacre, Nichols Road, Portishead Mr & Mrs Jewkes	Refused	N/A	Allowed 13 Dec 2019	1) the effect of the proposal on the character and appearance of the area; and 2) the effect of the proposal on the living conditions of the occupants of No 24 Nichol's Road, Westacre and future occupants of the dwelling, with reference to privacy.	Judith Porter
18/P/2652/OUT	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	Non-determination	N/A	Dismissed 16 Dec 2019	1) whether the location of the proposed development is acceptable, having regard to the local and national planning policies on the location of housing; 2) the effect of the development on the function and openness of the Strategic Gap; and 3) whether any development plan conflict and harm arising is outweighed by other material considerations, with regard to the National Planning Policy Framework (the Framework) and the benefits of the scheme.	Graeme Felstead

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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, Lower Failand Brinkgreen Ltd	Refused	N/A	Allowed 19 Dec 2019 Appellants application for costs refused	Whether the proposal would be permitted development, with particular regard to whether the requirements of Class Q(b) and paragraph Q.1(g) of the Order would be met.	Judith Porter
17/P/5545/OUT	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	Refused	N/A	Dismissed 23 Dec 2019	1) the effect of the proposal on the character and appearance of the area, the setting of the village and the Mendip Hills Area of Outstanding Natural Beauty (AONB); 2) whether the proposal would comply with planning policy which seeks to steer new development away from areas at the highest risk of flooding; 3) the effect of the proposal on the natural environment of the appeal site	David Tate

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					and surrounding areas, including the presence of protected species; and 4) whether the appeal site represents an appropriate	
19/P/0740/LDP	Lawful development certificate (proposed) for the construction of a rootbridge hardstanding/access, Broadlands, Ridgeway Road, Long Ashton Mr L Williams	Refused	N/A	Dismissed 6 Jan 2020	Whether the proposed development, namely a "RootBridge system" would be "permitted development" by virtue of either Class E or Class F of Part 1 of Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015 (the GPDO) to enable a certificate of lawfulness to be granted.	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/D/19/3240650	19/P/2078/FUH	Proposed single storey extension to front, 47 Bleadon Hill, Weston-super-Mare Edbrooke	13 Dec 2019 Fastrack	N/A	Janet Jones
APP/D0121/C/19/3236235	2016/0346	Without planning permission, the insertion of UPVC	17 Dec	N/A	Karen

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APPEALS REFERENCE	APPLICATION NO.	DETAILS OF APPLICATION	DATE OF APPEAL	DATE OF INQUIRY/ HEARING IF KNOWN	CONTACT OFFICER
	Enforcement Notice	windows and rooflights, 52A Bristol Road Lower, Weston-super-Mare Mr Kastrati	2019		Bartlett
APP/D0121/W/19/3242053	19/P/1254/FUL	Conversion of former Tattoo Parlour (Sui Generis Use) in one bedroom dwelling, 128A High Street, Nailsea Peter and Ben Gilks	18 Dec 2019	N/A	Jessica Smith
APP/D0121/W/19/3242059	19/P/0204/FUL	Proposed erection of 4 Semi-detached, 4 bedroom houses, 58 Long Ashton Road, Long Ashton Ironamber Ltd	19 Dec 2019	N/A	Judith Porter
APP/D0121/C/19/3241481	18/00037/NAP	Without planning permission, the replacement of traditional timber windows with double-glazed upvc windows within the north and east elevations, The Former Raglan Arms, 42/44 Upper Church Road, Weston-super-Mare Mr John Edge	7 Jan 2020	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/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)	New Council Chamber, Town Hall, Weston-super-Mare	Mike Cole

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Summary Performance Table April 19 – March 20

Appeals received	52
Appeals decided	52
Appeals dismissed	43
% dismissed of appeals decided	82.7.0%
Target	72% dismissed

Appeals Allowed April 19 – March 20

Delegated Decision	Committee Decision	Total
8	1	9

Costs awarded against the Council

Delegated Decision	Committee Decision	Total
0	0	0