

**PLANNING AND REGULATORY COMMITTEE – 19 FEBRUARY 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/5146/FUL	A new 4 bed dwelling to replace the already approved 3 bed with a more modern design, 72 Silver Street, Nailsea Mr Coller & Mr King	Refused	N/A	Allowed 15 Jan 20	The effect of the proposal on; 1) the character and appearance of the area; 2) the significance of the Grade II listed Ivydale derived from its setting; and, 3) highway safety	Louise Grover
18/P/5147/FUL	Demolish existing bungalow and replace with two no. 3 bedroomed dwellings, 72 Silver Street, Nailsea Mr Coller & Mr King	Refused	N/A	Allowed 15 Jan 20	The effect of the proposal on; 1) the character and appearance of the area; 2) the significance of the Grade II listed Ivydale derived from its setting; and, 3) highway safety	Louise Grover
18/P/5148/FUL	1 no. one bedroomed dwelling to the rear of the new dwellings replacing number 72, 72 Silver Street, Nailsea Steve Mr Coller & Mr King	Refused	N/A	Dismissed 15 Jan 20	The effect of the proposal on; 1) the character and appearance of the area; 2) the significance of the Grade II listed Ivydale derived from its setting; and, 3) highway safety	Louise Grover
19/P/0241/LDE	Lawful Development Certificate existing for the change of use of annexed accommodation and open storage to a single dwelling	Refused	N/A	Allowed 16 Jan 20 Appellants costs	Whether the Council's decision to refuse a certificate of lawfulness for the use of the appeal building as a single dwellinghouse is well	Julie Walbridge

**PLANNING AND REGULATORY COMMITTEE – 19 FEBRUARY 2020
REPORT OF THE DIRECTOR OF DEVELOPMENT AND ENVIRONMENT**

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
	house, Annexe, The Oxe Yard, North End Road, Yatton Mr Christopher Mallett			application allowed	founded.	
2017/0176	Appeal against without planning permission, the material change of use of land to holiday use, Worships Farm, Row Of Ashes Lane, Redhill Mr and Mrs Lane	Enforcement Notice	N/A	Enforcement notice is quashed (invalid) 23 Jan 20	Breach of Planning	Julie Walbridge
18/00204/UAW	Without planning permission, the erection of a fence, 8 Hawksworth Drive, Weston-super-Mare Mr P W Squires	Enforcement Notice	N/A	Dismissed and the enforcement notice is upheld 28 Jan 20	Breach of Planning	Julie Walbridge
18/00453/OTH	Without planning permission, the material change of use of the land from residential to a mixed use of residential and business use for sale and repair of vehicles, 36 Addiscombe Road, Weston-super-Mare Mr Nigel Edwards	Enforcement Notice	N/A	Allowed and the enforcement notice is quashed 28 Jan 20	No Breach of Planning	Karen Bartlett

**PLANNING AND REGULATORY COMMITTEE – 19 FEBRUARY 2020
REPORT OF THE DIRECTOR OF DEVELOPMENT AND ENVIRONMENT**

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/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	Refused	N/A	Dismissed 29 Jan 20	1) whether the site is suitable for the residential accommodation proposed, having regard to the locational strategy of the development plan and the accessibility of the site; 2) the effect of the development on the character and appearance of the countryside; and, 3) the impact of the development on protected species	Angela Norris

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/19/3242360	19/P/2186/FUH	Erection of a fence at the front of the property (Retrospective), 55 Old Church Road, Uphill, Weston-super-Mare Miss Jackie Boardman	10 Jan 20	N/A	Julie Walbridge
APP/D0121/W/19/3243543	19/P/1045/FUL	Erection of 4no. detached houses, with associated access driveway, bin store and landscaping, within an existing large garden site, 1 Warren Lane, Long Ashton Mr Sam Jones	24 Jan 20	N/A	Terry Karampini

**PLANNING AND REGULATORY COMMITTEE – 19 FEBRUARY 2020
REPORT OF THE DIRECTOR OF DEVELOPMENT AND ENVIRONMENT**

C- INQUIRIES/HEARINGS DATES AND VENUES

APPLICATION NO.	APPEALS REFERENCE	DETAILS OF APPLICATION	APPEAL TYPE	DATE OF INQUIRY/ HEARING	VENUE	CONTACT OFFICER
19/P/0887/FUL	APP/D0121/W/19 /3233568	Erection of a dwelling house, including demolition of 2no. barns and 1no. residential dwelling, Sprigg Farm, Clevedon Road, Weston-in-Gordano Mr Paul Harris	Hearing	18 Mar 20	The Campus, Highlands Lane, Weston-super-Mare	Judith Porter
19/P/0261/LDE	APP/D0121/X/19/ 3231176	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	Inquiry	TBC	TBC	Julie Walbridge

Summary Performance Table April 19 – March 20

Appeals received	54
Appeals decided	60
Appeals dismissed	46
% dismissed of appeals decided	76.6%
Target	72% dismissed

Appeals Allowed April 19 – March 20

Delegated Decision	Committee Decision	Total
12	1	13

Costs awarded against the Council

Delegated Decision	Committee Decision	Total
1	0	1