

**PLANNING AND REGULATORY COMMITTEE – 18 MARCH 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
18/00303/OTH	Without planning permission, the material change of use of the land from agriculture to a mixed use of agriculture, the siting of a caravan for recreational purposes, the siting of a caravan for storage purposes and the use of the land for B8 open storage, land adjacent to Cannaways Farm, Silver Moor Lane, Banwell Mr E Thorne	Enforcement Notice	N/A	Dismissed 7 Feb 2020 Notice varied and part upheld Appellants costs application refused	Breach of Planning Control	Karen Bartlett
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, Abbots Leigh Brinkgreen Ltd	Refused	N/A	Dismissed 20 Feb 2020	The effect of the proposal on biodiversity	Judith Porter
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	Refused	N/A	Dismissed 26 Feb 2020	Whether the proposal would result in highway safety risks and whether the location of the proposed dwelling would be appropriate, considering the	Terry Karampini

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	Floors, Union House, 3 -15 High Street, Weston-super-Mare Standbetter Ltd				noise effects to future occupiers.	
19/P/0204/FUL	Proposed erection of 4 Semi-detached, 4 bedroom houses, 58 Long Ashton Road, Long Ashton Ironamber Ltd	Refuse	Refused	Allowed 5 Mar 2020 Appellants costs application partially allowed	The effect of the proposed development on the character and appearance of the area, with particular regard to the location of the appeal site within the Long Ashton, Yearnley, West Leaze and Wyke Conservation Area and within the setting of the Grade II listed Ivy Cottage.	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/C/19/3242148	19/00044/UAW Enforcement Notice	Without planning permission erection of a fence to the western boundary, 24 Highbury Road, Weston-super-Mare Mrs Julie Lane and Mr Peter Lane	4 Feb 2020	N/A	Chris Joannou
APP/D0121/C/19/3243962	19/00271/OTH Enforcement Notice	Without planning permission, the erection of a fence, 34 Clarence Grove Road, Weston-super-Mare Mr A D Gould and Mrs S V Gould	4 Feb 2020	N/A	Gwen Lloyd
APP/D0121/D/19/3243896	19/P/1897/FUH	Excavation of garden embankment to provide roadside parking bay, 2 Coombe Wood Cottages , Winscombe Hill, Winscombe Mr & Mrs Ken Jefferys	10 Feb 2020 Fastrack	N/A	Janet Jones

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APP/D0121/W/20/3244178	19/P/1671/FUH	Removal of front boundary wall to create parking on hardstanding, 68A Birnbeck Road, Weston-super-Mare Mr Charles	11 Feb 2020	N/A	Janet Jones
APP/D0121/C/20/3244392	19/00351/COU Enforcement Notice	Without planning permission, the material change of use of a B8 unit to a dog day kennel (sui generis), Unit 7, Tweed Road Industrial Estate, Tweed Road, Clevedon Mr Toby Cart	11 Feb 2020	N/A	Chris Joannou
APP/D0121/D/20/3244493	19/P/2433/FUH	Demolition of existing boundary wall. Erection of a new boundary wall, replacement gates to improve access into/out of the site and erection of an outbuilding, 15 Bleadon Hill, Weston-super-Mare Mr Counsell	17 Feb 2020 Fastrack	N/A	Anna Hayes
APP/D0121/W/20/3246423	19/P/2073/FUL	Change of use of land from agricultural to equestrian use with construction of ménage. Retrospective permission for the replacement of a barn with adjacent container, 2 Church Cottages, Banwell Road, Christon, Loxton Mr And Mrs Field	24 Feb 2020	N/A	Angela Norris
APP/D0121/W/20/3245565	19/P/2390/FUL	The erection of an agricultural building (retrospective), Summerleaze, 10 Dial Lane, Felton Sarah Wilkinson	24 Feb 2020	N/A	Karen Bartlett
APP/D0121/C/20/3245567	19/00174/UAW Enforcement Notice	Without planning permission, the erection of a barn, 10 Dial Lane, Felton Ms S Wilkinson and Ms C J Williams	24 Feb 2020	N/A	Karen Bartlett
APP/D0121/D/20/3245017	19/P/2494/FUH	Proposed first floor rear dormer with balcony and obscure glazed screen to side, Ozmandene, 15 Banwell Road, Hutton Mr Stock	25 Feb 2020 Fastrack	N/A	Anna Hayes
APP/D0121/D/20/3244938	19/P/2813/FUH	Erection of a detached garage, 28 Oldmixon Road, Weston-super-Mare	4 Mar 2020	N/A	Anna Hayes

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		Mr Papa-Adams	Fastrack		

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

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Summary Performance Table April 19 – March 20

Appeals received	65
Appeals decided	64
Appeals dismissed	49
% 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	1	2