

PLANNING AND REGULATORY COMMITTEE – 20 MAY 2020
REPORT OF THE DIRECTOR OF DEVELOPMENT AND ENVIRONMENT

SECTION 3

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
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 owner's office accommodation following demolition of the former Lord Nelson Public House, 58 Main Road, Cleeve Tout Ltd	Refused	N/A	Allowed 10 Mar 2020	1) the effect of the development on the living conditions of the neighbouring occupiers with regard to outlook, as well as noise and light generated by the development; 2) the effect of the development on protected species with regard to light generated by the development; and 3) whether or not the loss of the local heritage asset is acceptable.	Mike Cole
2016/0338	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, Hewish Mr A James	Enforcement Notice	N/A	Notice varied and upheld 18 Mar 2020	1) the effect of the vehicle recovery use on the character and appearance of the countryside; 2) the effect on highway safety; and 3) the effect on the living conditions of occupiers of nearby residential property, having regard to noise and disturbance.	Julie Walbridge
18/00604/OTH	Without planning permission, the erection of a fence, 7 Manor Close, Portishead Mr Ian Anderson	Enforcement Notice	N/A	Notice varied and upheld 18 Mar 2020	Breach of planning control	Chris Joannou

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19/P/2078/FUH	Proposed single storey extension to front, 47 Bleadon Hill, Weston-super-Mare Mr Edbrooke		N/A	Dismissed 27 Mar 2020	The effect of the proposed extension upon the character and appearance of the host property and surrounding area.	Janet Jones
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	Refused	N/A	Dismissed 31 Mar 2020	1) whether the site is appropriate given its location and levels of accessibility; 2) the effect of the proposed development on the character and appearance of the area; 3) the effect of the development on ecology, including the significance and value of the North Somerset and Mendip Bats Special Area of Conservation; and 4) the effect of the development on highway and pedestrian safety.	Judith Porter
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	Refused	N/A	Dismissed 1 Apr 2020	The effect of the fence upon the character and appearance of the area including the Uphill Conservation Area.	Julie Walbridge
19/00351/COU	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	Enforcement Notice	N/A	Withdrawn 1 Apr 2020	N/A	Chris Joannou

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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	Refused	N/A	Dismissed 14 Apr 2020	The effect of the proposed development on the character and appearance of the area.	Terry Karampini
19/P/1254/FUL	Conversion of former Tattoo Parlour (Sui Generis Use) in one bedroom dwelling, 128A High Street, Nailsea Peter and Ben Gilks	Refused	N/A	Dismissed 16 Apr 2020	Whether the proposal would provide adequate living conditions for future residents having regard to surrounding land uses, in particular with regards to privacy, outlook and disturbance.	Jessica Smith
2017/0490	Without planning permission, the material change of use of the land from agriculture/horticulture to a mixed use of agriculture and residential, land on the East Side of Manor Road, Abbots Leigh (title No ST242370) Mr & Mrs Johnson	Enforcement Notice	N/A	Withdrawn 30 Apr 2020	N/A	Karen Bartlett

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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/19/3243180	19/P/1959/FUL	Construction of single dwelling house and garage with associated access, parking and landscaping, land north of Oakhill And Kewstoke Lodge, Front Street, Churchill Mr & Mrs Jonathan and Zena Tout	5 Mar 2020	N/A	Judith Porter
APP/D0121/C/19/3238733	2017/0490	Without planning permission, the material change of use of the land from agriculture/horticulture to a mixed use of agriculture and residential, land on the east side of Manor Road, Abbots Leigh (title No ST242370) Mr & Mrs Johnson	9 Mar 2020	N/A	Karen Bartlett
APP/D0121/D/20/3247845	19/P/2526/FUH	Part demolition of front stone boundary wall to allow for widening of existing driveway access and erection of detached single garage to front of property, 26 Montpelier, Weston-super-Mare Mr & Mrs E Marshall	23 Mar 2020	N/A	Janet Jones
APP/D0121/W/20/3247152	19/P/0779/FUL	Provision of staff car park, Doubletree By Hilton Bristol South Cadbury House, Frost Hill, Congresbury Black and White Hospitality Management Ltd	30 Mar 2020	N/A	Judith Porter
APP/D0121/W/20/3248618	19/P/2570/FUH	Proposed Dormer loft conversion and alterations to roof, extension to raised decking, new opaque canopy and reshaping of the north east corner of the existing dwelling, Marburg, 15 Southmead, Winscombe Mr A Blunsdon	1 May 2020	N/A	Jessica Smith

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C- INQUIRIES/HEARINGS DATES AND VENUES

APPLICATION NO.	APPEALS REFERENCE	DETAILS OF APPLICATION	APPEAL TYPE	DATE OF INQUIRY/ HEARING	VENUE	CONTACT OFFICER
None						

Summary Performance Table April 19 – March 20

Appeals received	69
Appeals decided	69
Appeals dismissed	53
% dismissed of appeals decided	76.8%
Target	72% dismissed

Appeals Allowed April 19 – March 20

Delegated Decision	Committee Decision	Total
13	1	14

Costs awarded against the Council

Delegated Decision	Committee Decision	Total
1	1	2

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Summary Performance Table April 20 – March 21

Appeals received	1
Appeals decided	2
Appeals dismissed	2
% dismissed of appeals decided	100.0%
Target	72% dismissed

Appeals Allowed April 20 – March 21

Delegated Decision	Committee Decision	Total

Costs awarded against the Council

Delegated Decision	Committee Decision	Total