

PLANNING AND REGULATORY COMMITTEE – 15 JULY 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
2016/0346	Without planning permission, the insertion of UPVC windows and rooflights, 52A Bristol Road Lower, Weston-super-Mare Mr Kastrati	Enforcement Notice	N/A	Dismissed 27 May 2020	Breach of planning control	Karen Bartlett
19/P/1114/LDE	Certificate of lawfulness for the existing use of 3 no. outbuildings as residential accommodation, Gowan Croft, Church Lane, Lower Failand Mr Ross Connock	Refused	N/A	Withdrawn 27 May 2020	N/A	Karen Bartlett
19/P/2813/FUH	Erection of a detached garage, 28 Oldmixon Road, Weston-super-Mare Mr A Papa-Adams	Refused	N/A	Dismissed 15 Jun 2020 Fastrack	1) the character and appearance of the area having regard to the impact on trees and the Mendip Hills Area of Outstanding Natural Beauty (AONB), and 2) biodiversity and protected species having regard to the North Somerset and Mendip Bats Special Area of Conservation.	Anna Hayes

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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 R Counsell	Refused	N/A	Appeal allowed in part – erection of outbuilding dismissed 22 Jun 2020 Fastrack	1) the effect of the development upon the character and appearance of the area; 2) the effect of the development on highway safety; and 3) the effect of the proposed development on trees.	Anna Hayes
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	Appeal against condition 4 (obscure glazing) attached to approved planning permission	N/A	Allowed 22 Jun 2020	Whether the condition is reasonable or necessary in the interests of the living conditions of neighbouring occupiers, with particular regard to privacy.	Jessica Smith
18/00037/NAP	Without planning permission, the replacement of traditional timber windows with double-glazed upvc windows within the north and east	Enforcement Notice	N/A	Dismissed 24 Jun 2020	Whether or not the development subject of the enforcement notice is an acceptable alteration to the host building and whether or not it preserves or enhances the character or appearance	Julie Walbridge

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	elevations, The Former Raglan Arms, 42/44 Upper Church Road, Weston-super-mare Mr John Edge				of the GWCA heritage asset	
19/00271/OTH	Without planning permission, the erection of a fence, 34 Clarence Grove Road, Weston-super-Mare Mr and Mrs Gould	Enforcement Notice	N/A	Dismissed 24 Jun 2020	The effect of the development subject of the enforcement notice on the character and/or appearance of the GWCA.	Gwen Lloyd
19/00044/UAW	Without planning permission erection of a fence to the western boundary, 24 Highbury Road, Weston-super-Mare Mr and Mrs Lane	Enforcement Notice	N/A	Allowed 25 Jun 2020	Breach of planning control	Chris Joannou
19/P/1897/FUH	Excavation of garden embankment to provide roadside parking bay, 2 Coombe Wood Cottages, Winscombe Hill, Winscombe Mr & Mrs Ken Jefferys	Refused	N/A	Dismissed 1 Jul 2020 Fastrack	The effect of the proposal on highway safety, including the safety of other road users, and the effect of the proposal on the character and appearance of the surrounding area, including the Mendip Hills Area of Outstanding Natural Beauty.	Janet Jones

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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/20/3252552	20/P/0547/FUL	Demolish existing 3 bed house and construct 2no semi detached houses, 37 Hillside Road, Portishead Mr Whittingham	5 Jun 2020	N/A	Ellena Fletcher
APP/D0121/C/20/3249212	18/00585/OTH Enforcement Notice	Without planning permission, the material change of use of the land for the parking of vehicles for airport customers, Former Coles Garage, Red Hill, Redhill Martin Alford	11 Jun 2020	N/A	Karen Bartlett
APP/D0121/D/20/3249927	19/P/2657/FUH	Retention of a wooden boundary fence to front of the property, 1 Lisle Road, Weston-super-Mare Mrs Gemma Hearne	12 Jun 2020 Fastrack	N/A	John Grierson
APP/D0121/W/20/3252190	19/P/2064/OUT	Outline application with all matters reserved for subsequent approval, for the re-development of existing abandoned timber yard for residential use with erection of 4no. four bedroom bungalows and associated garaging, Timber Yard, Moor Lane, Clapton-in-Gordano Mr David Withers	12 Jun 2020	N/A	Judith Porter
APP/D0121/X/20/3248958	18/P/4024/LDE	Certificate of lawfulness for existing use of land and buildings to a mixed use of B8 Storage, Car repairs (sui generis) and residential, land at West Hay Farm, Summer Lane, Banwell Mr P Bateman	15 Jun 2020	N/A	Karen Bartlett
APP/D0121/C/20/3253852	19/00229/OTH Enforcement Notice	Without planning permission, the change of use of a building to a residential dwelling, West Hay Farm, Summer Lane, Banwell Mr Paul Bateman	15 Jun 2020	N/A	Karen Bartlett

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APP/D0121/D/20/3254419	19/P/1783/FUH	Dedicated extension to provide retirement accommodation linked to the existing house, The Red Lodge, The Red Lodge, Abbots Leigh Road, Leigh Woods Dr Jayshree Pawade	19 Jun 2020 Fastrack	N/A	Angela Norris
APP/D0121/W/20/3253758	20/P/0640/PIP	Permission in principle for the erection of 2-5 dwellings, Builders Yard, Weston Road, Long Ashton Mr S Weeks	30 Jun 2020	N/A	Louise Grover
APP/D0121/X/20/3249213	19/P/2605/LDP	Lawful development certificate for he proposed replacement of existing hard standing including the removal of raised flower bed, Railway Wharf, Station Road, Wrington Prestige Property Development Ltd	1 Jul 2020	N/A	Anna Hayes

C- INQUIRIES/HEARINGS DATES AND VENUES

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

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Summary Performance Table April 20 – March 21

Appeals received	19
Appeals decided	11
Appeals dismissed	8.5
% dismissed of appeals decided	77.3%
Target	72% dismissed

Appeals Allowed April 20 – March 21

Delegated Decision	Committee Decision	Total
2.5		2.5

Costs awarded against the Council

Delegated Decision	Committee Decision	Total
0	0	0