

**PLANNING AND REGULATORY COMMITTEE – 18 NOVEMBER 2020
REPORT OF THE DIRECTOR OF DEVELOPMENT AND ENVIRONMENT**

A - PLANNING APPEAL DECISIONS

Appeal Decisions for P&R Report

1. Planning Application Number 19/P/2494/FUH

Site: **Ozmandene, 15 Banwell Road, Hutton**

Description: Proposed first floor rear dormer with balcony and obscure glazed screen to side

Recommendation: Refused

Appeal Allowed 1 Oct 2020

Type of appeal: Fast Track Appeal

Officer: Anna Hayes

Appellant: Mr Kevin Stock

The main issues that were identified by the Planning Inspector were 1) the character and appearance of the area; and 2) the living conditions of the occupiers of nearby residential properties, with particular regard to privacy, noise and disturbance.

2. Planning Application Number 19/P/1100/FUL

Site: **The Bungalow Inn, Kingdown Road, Butcombe**

Description: Demolition of existing public house and erection of a hotel

Recommendation: Refused

Appeal Dismissed 2 Oct 2020

Type of appeal: Written Representation

Officer: Mike Cole

Appellant: Mr Wedlake

The main issues that were identified by the Planning Inspector were 1) whether the proposed development would be inappropriate development in the Green Belt having regard to national policy and relevant development plan policies and the effect of the proposed development on the openness of the Green Belt; 2) whether sufficient information has been provided to demonstrate that the proposals

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would not cause harm in respect of flood risk, and 3) whether the harm by reasons of inappropriateness, and any other harm, is clearly outweighed by other considerations, so as to amount to the very special circumstances necessary to justify the development.

Appellants application for costs - decision awaited

3. Planning Application Number 19/P/2984/FUH

Site: **33 Claverham Road, Claverham, Yatton**

Description: Panelled fence surrounding the perimeter of the garden (35m in length and 1.8m high) and a gate with extension of two brick columns (retrospective)

Recommendation: Refused

Appeal Dismissed 2 Oct 2020

Type of appeal: Fast Track Appeal

Officer: John Grierson

Appellant: Miss Marie Head

The main issues that were identified by the Planning Inspector were the effect of the development on the character and appearance of the host property and the surrounding area.

4. Enforcement Notice 19/00053/UAW

Site: **7 Eastcombe Road, Weston-super-Mare**

Description: Without planning permission, the erection of a fence

Recommendation: Enforcement Notice

Appeal Dismissed 7 Oct 2020

Type of appeal: Written Representation

Officer: John Grierson

Appellant: Mrs Helen Wadey

The main issues that were identified by the Planning Inspector were: Breach of planning.

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5. Planning Application Number 19/P/1259/FUH

Site: **7 Eastcombe Road, Weston-super-Mare**

Description: Retention of replacement fencing

Recommendation: Refused

Appeal Allowed 7 Oct 2020

Type of appeal: Written Representation

Officer: John Grierson

Appellant: Mrs Helen Wadey

The main issues that were identified by the Planning Inspector were the effect of the fence on the character and appearance of the site and its surroundings, with regard to the setting of the Greater Weston Conservation Area.

6. Enforcement Notice 19/00031/OTH

Site: **Flat 2, 37 Arundell Road, Weston-super-Mare**

Description: Without planning permission, the erection of a fence

Recommendation: Enforcement Notice

Appeal Dismissed 7 Oct 2020

Type of appeal: Written Representation

Officer: John Grierson

Appellant: Mrs Mary Elliott

The main issues that were identified by the Planning Inspector were the effect of the fence on the character or appearance of the Greater Weston Conservation Area (the Conservation Area).

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7. Planning Application Number 19/P/2550/FUL

Site: **Land South of Purn Road, Bleadon**

Description: Erection of agricultural barn for livestock housing, feed store and machinery store with new access track off Purn Lane

Recommendation: Refused

Appeal Dismissed 13 Oct 2020

Type of appeal: Written Representation

Officer: Angela Norris

Appellant: Mr Simon Warburton

The main issues that were identified by the Planning Inspector were 1) the character and appearance of the area; 2) the living conditions of local residents, with particular regard to any noise and odour impacts; and 3) biodiversity.

8. Planning Application Number 19/P/1872/FUL

Site: **Woodlands, Woodlands Road, Portishead**

Description: Erection of dwelling and associated works

Recommendation: Refused

Appeal Dismissed 20 Oct 2020

Type of appeal: Written Representation

Officer: Judith Porter

Appellant: Mr and Mrs M and C Adams

The main issues that were identified by the Planning Inspector were 1) whether the residents of the proposed dwelling would have adequate accessibility to shops, other services and community facilities; 2) whether the development would preserve or enhance the character or appearance of the Conservation Area; and 3) the effect of the proposal on the living conditions of the residents of Daintree and Woodlands with specific reference to privacy, outlook and visual impact.

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9. Planning Application Number 19/P/2537/FUL

Site: **Land to the South West of Bridgwater Road, Bleadon**

Description: Retention of building for agricultural use (Retrospective)

Recommendation: Refused

Appeal Dismissed 3 Nov 2020

Type of appeal: Written Representation

Officer: Julie Walbridge

Appellant: Mr Parks

The main issues that were identified by the Planning Inspector were 1) the effect of the development on the character and appearance of the surrounding area; and 2) whether there is a demonstrated agricultural need for the development to be located in the countryside.

Appellants application for costs refused

B – PLANNING APPEALS RECEIVED SINCE LAST COMMITTEE

1. Planning Application Number 19/P/2714/FUL

Site: **7 Bucklands Lane, Nailsea**

Description: Proposed construction of 1No. new dwelling to the east of the existing dwelling

Date of Appeal: 6 Oct 2020

Type of appeal: Written Representation

Case Officer: Jessica Smith

Appellant: Mr and Mrs Hogg

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2. Planning Application Number 20/P/0903/FUH

Site: **Gruff Cottage Adjacent to Ivy Cottage, 53 Cleeve Hill Road, Cleeve**

Description: Proposed first-floor extension above only the Northern section of the house and extend the North and South walls to slightly increase footprint of house

Date of Appeal: 12 Oct 2020

Type of appeal: Fast Track Appeal

Case Officer: Ellena Fletcher

Appellant: Mr Denis Burn

3. Planning Application Number 20/P/1132/FUL

Site: **48 Greenhill Road, Sandford, Winscombe**

Description: The change of use of the existing dwelling to form two self contained dwellings, together with formation of the parking area.

Date of Appeal: 12 Oct 2020

Type of appeal: Written Representation

Case Officer: Ellena Fletcher

Appellant: Mr Peretz

4. Planning Application Number 20/P/0711/FUH

Site: **4 Wilmots Way, Pill**

Description: Loft conversion with box dormer to front roof elevation

Date of Appeal: 19 Oct 2020

Type of appeal: Fast Track Appeal

Case Officer: Janet Jones

Appellant: Mr Stephen Kobbe

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5. Planning Application Number 20/P/0359/FUH

Site: **Lansdowne, Belton Road, Portishead**

Description: Erection of two story extension to rear and single story porch extension to front of existing dwelling. Replacement of two Velux to rear to be replaced with dormers to match existing

Date of Appeal: 19 Oct 2020

Type of appeal: Fast Track Appeal

Case Officer: Anna Hayes

Appellant: Mr Colum Campbell

6. Planning Application Number 19/P/2514/FUH

Site: **Cinderford Cottage, Ropers Lane, Wrington**

Description: Erection of two storey side and rear extension and single storey porch with associated works following the demolition of a lean-to domestic store

Date of Appeal: 19 Oct 2020

Type of appeal: Fast Track Appeal

Case Officer: Ellena Fletcher

Appellant: Miss Helen Gwinnett

7. Planning Application Number 19/00551/UAW

Site: **Rosedene, 21 Grove Park Road, Weston-super-Mare**

Description: Without planning permission, the erection of a garage

Date of Appeal: 21 Oct 2020

Type of appeal: Written Representation

Case Officer: Chris Joannou

Appellant: Mr Steven And Mrs Suzanne Rowbotham

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8. Planning Application Number 20/P/1282/FUH

Site: The Forge, Hillend, Locking

Description: Raise roof and extend to rear elevation to create first floor. Alteration to exterior including new doors and windows
(Resubmission of application ref. 19/P/2179/FUH)

Date of Appeal: 29 Oct 2020

Type of appeal: Fast Track Appeal

Case Officer: Janet Jones

Appellant: Mr Neil Crispin

C- INQUIRIES/HEARINGS DATES AND VENUES

1. Enforcement Notice Number 19/00095/UAW

Site: Land off Summer Lane, Banwell

Description: Without planning permission, the creation of a hardstanding and access track

Type of Appeal: Hearing, date and venue to be confirmed.

Case Officer: Chris Joannou

Appellant: Ms Kathleen Kiely

Planning Application Number 19/P/0314/FUL

Site: Land off Summer Lane, Banwell

Description: Use of land for the stationing of caravans for residential purposes as a single pitch gypsy/traveller site and the erection of a day room building ancillary to that use

Type of Appeal: Hearing, date and venue to be confirmed

Case Officer: Judith Porter

Appellant: Ms Kathleen Kiely

Enforcement Notice Number 20/00186/COU

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Site: **Land off Summer Lane, Banwell**

Description: Without planning permission, the material change of use of agricultural land to a use as a single pitch traveller site

Type of Appeal: Hearing, date and venue to be confirmed.

Case Officer: Chris Joannou

Appellant: Ms Kathleen Kiely

Summary Performance April 20 – March 21

Appeals received 38

Appeals decided 33

Appeals dismissed 25.5

Percentage dismissed of appeals decided 77.3

Appeals Allowed April 20 – March 21

Delegated Decision 7.5

Committee Decision 0

Costs awarded against the Council

Delegated Decision: none

Committee decision: none

Total: none

Costs awarded to the Council

Delegated Decision: one