

**PLANNING AND REGULATORY COMMITTEE – 20 JANUARY 2021
REPORT OF THE DIRECTOR OF PLACE**

A - PLANNING APPEAL DECISIONS

Appeal Decisions for P&R Report

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

Site: 4 Wilmots Way, Pill

Description: Loft conversion with box dormer to front roof elevation

Recommendation: Refuse

Appeal Dismissed 2 Dec 2020

Type of appeal: Fast Track Appeal

Officer: Janet Jones

Appellant: Mr Stephen Kobbe

The main issue that was identified by the Planning Inspector was the impact of the development on the character and appearance of the existing dwelling and the surrounding area.

2. Planning Application Number 20/P/0303/FUL

Site: Barns at Valley View Farm, Highridge Road, Dundry

Description: Demolition of existing agricultural barns and erection of residential dwelling, and ancillary works

Recommendation: Refuse

Appeal allowed with conditions 2 Dec 2020

Type of appeal: Written Representation

Officer: Judith Porter

Appellant: Mr Liam Hopkins

The main issues that were identified by the Planning Inspector were 1) whether the proposed development would be inappropriate development in the Green Belt for the purposes of the National Planning Policy Framework 2019 (the NPPF) and development plan policy; 2) the effect of the proposal on the openness of the Green Belt; 3) the effect of the proposal on the character and appearance of

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the site and surrounding area; and 4) if the development would be inappropriate, whether the harm to the Green Belt by way of inappropriateness and any other harm, would be clearly outweighed by other considerations so as to amount to the very special circumstances necessary to justify it.

Appellants application for costs refused

3. 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.

Recommendation: Approve - Committee Decision: Refused

Appeal Dismissed 8 Dec 2020

Type of appeal: Fast Track Appeal

Officer: Ellena Fletcher

Appellant: Miss Helen Gwinnett

The main issues that were identified by the Planning Inspector were 1) the effect of the proposed development on the living conditions of adjoining occupiers in Greystones and Swallow Barn, with particular regard to outlook; and 2) the effect of the proposed development on the character and appearance of the surrounding area and the Wrington Conservation Area. The Inspector considered that the development would adversely affect the outlook of the neighbours but considered the proposals would not adversely affect the surrounding area or the Conservation Area.

4. Planning Application Number 20/P/1034/FUH

Site: 48 Puttingthorpe Drive, Weston-super-Mare

Description: Retrospective replacement of hedge with erected fence around the back garden

Recommendation: Refuse

Appeal Dismissed 11 Dec 2020

Type of appeal: Fast Track Appeal

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Officer: John Grierson
Appellant: Mr Thomas Hooper

The main issue that was identified by the Planning Inspector was the effect of the fence on the character and appearance of the surrounding area.

5. Planning Application Number 19/P/2362/OUT

Site: 1 Boundary House, Binhay Road, Yatton

Description: Outline application for the erection of 1no. dwelling with garage, located at the bottom of the garden area, with all matters reserved for subsequent approval

Recommendation: Refuse

Appeal Dismissed 18 Dec 2020

Type of appeal: Written Representation

Officer: Judith Porter

Appellant: Mr Bryant

The main issue that was identified by the Planning Inspector was the effect of the proposed development on the character and appearance of the surrounding area.

6. 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.

Recommendation: Approve - Committee Decision: Refused

Appeal Allowed 21 Dec 2020

Type of appeal: Written Representation

Officer: Jessica Smith

Appellant: Mr and Mrs Hogg

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The main issue that was identified by the Planning Inspector was the effect of the proposed development on the character and appearance of the surrounding area.

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

Site: Lansdowne, Belton Road, Portishead

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

Recommendation: Refuse

Appeal Allowed 23 Dec 2020

Type of appeal: Fast Track Appeal

Officer: Anna Hayes

Appellant: Mr Colum Campbell

The main issue that was identified by the Planning Inspector was the effect of the proposed development on the living conditions of the occupiers of Invershin, with particular regard to overlooking, outlook and overshadowing in relation to the proposed rear extension and first-floor rear balcony.

8. 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

Recommendation: Refuse

Appeal Dismissed 4 Jan 2021

Type of appeal: Fast Track Appeal

Officer: Ellena Fletcher

Appellant: Mr Denis Burn

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The main issues that were identified by the Planning Inspector were 1) whether the proposed development would be inappropriate development in the Green Belt for the purposes of the National Planning Policy Framework 2019 (the NPPF) and development plan policy; 2) the effect of the proposal on the openness of the Green Belt; 3) the effect of the proposal on the character and appearance of the site and surrounding area; and 4) if the development would be inappropriate, whether the harm to the Green Belt by way of inappropriateness and any other harm, would be clearly outweighed by other considerations so as to amount to the very special circumstances necessary to justify it.

B – PLANNING APPEALS RECEIVED SINCE LAST COMMITTEE

1. Planning Application Number 20/P/1154/OUT

Site: Land east of Hillview, Greenhill Lane, Sandford

Description: Outline application for the erection of 1 No. dwelling with the formation of vehicular access (Appearance, landscaping, layout and scale reserved for subsequent approval)

Date of Appeal: 30 Nov 2020

Type of appeal: Written Representation

Case Officer: Angela Norris

Appellant: Peter and Donna Codman and Sweeting

2. Planning Application Number 20/P/0195/LDE

Site: Woodlands Farm, Mearcombe Lane, Bleadon

Description: Certificate of Lawful Development to establish lawfulness of the dwelling, agricultural building, residential curtilage and mixed storage

Date of Appeal: 3 Dec 2020

Type of appeal: Written Representation

Case Officer: Julie Walbridge

Appellant: Mr K Perrett

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3. Enforcement Notice Number 2017/0490

Site: Land on the east side of Manor Road, Abbots Leigh

Description: Without planning permission, the material change of use of the land from agriculture/horticulture to a mixed use of agriculture and recreational/leisure.

Date of Appeal: 9 Dec 2020

Type of appeal: Public Inquiry

Case Officer: Karen Bartlett

Appellant: Mr and Mrs Johnson

4. Planning Application Number 20/P/1781/FUL

Site: Land to the south of 6 Harmony Drive, Portishead

Description: Erection of 2no. dwellinghouses including creation of a vehicular access.

Date of Appeal: 15 Dec 2020

Type of appeal: Written Representation

Case Officer: Jessica Smith

Appellant: Mr N Hakim

5. Planning Application Number 19/P/3180/FUL

Site: Land to the west of Rowington, Bridgwater Road, Winscombe

Description: Erection of 4 dwellings, associated works including access road, parking, and landscaping

Date of Appeal: 31 Dec 2020

Type of appeal: Written Representation

Case Officer: Judith Porter

Appellant: Crown Developments

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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 – 20 Apr 2021, 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 – 20 Apr 2021, venue to be confirmed

Case Officer: Judith Porter

Appellant: Ms Kathleen Kiely

Enforcement Notice Number 20/00186/COU

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 – 20 Apr 2021, venue to be confirmed

Case Officer: Chris Joannou

Appellant: Ms Kathleen Kiely

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2. Enforcement Notice Number 18/00585/OTH

Site: Former Coles Garage, Red Hill, Redhill

Description: Without planning permission the material change of use of the land for the parking of vehicles for airport customers

Type of Appeal: Inquiry – 16 Mar 2021, venue to be confirmed

Case Officer: Karen Bartlett

Appellant: Martin Alford

3. Enforcement Notice Number 19/00229/OTH

Site: The Olde Shoppe, West Hay Farm, Summer Lane, Banwell

Description: Without planning permission the change of use of a building to a residential dwelling

Type of Appeal: Inquiry – 21 Mar 2021, to be a virtual event

Case Officer: Karen Bartlett

Appellant: Mr Paul Bateman

4. Planning Application Number 18/P/4024/LDE

Site: Land at West Hay Farm, Summer Lane, Banwell

Description: Certificate of lawfulness for existing use of land and buildings to a mixed use of B8 Storage, Car repairs (sui generis) and residential

Type of Appeal: Inquiry – 21 Mar 2021, to be a virtual event

Case Officer: Karen Bartlett

Appellant: Mr P Bateman

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Summary Performance April 20 – March 21

Appeals received 52
Appeals decided 45
Appeals dismissed 34.5
Percentage dismissed of appeals decided 76.7

Appeals Allowed April 20 – March 21

Delegated Decision 9.5
Committee Decision 1

Costs awarded against the Council

Delegated Decision: none
Committee decision: none
Total: none

Costs awarded to the Council

Delegated Decision: one