

**PLANNING AND REGULATORY COMMITTEE – 21 MARCH 2022
REPORT OF THE DIRECTOR OF PLACE**

A - PLANNING APPEAL DECISIONS

1. Planning Application Number 20/P/3135/FUL

Site: Land to rear of 8 Albert Road, Portishead

Description: Erection of new dwelling with new vehicular access off Victoria Square.

Recommendation: Refused

Appeal Dismissed 4 Feb 2022

Type of appeal: Written Representation

Officer: Ellena Fletcher

Appellant: Ms Kelly Titcomb

The main issues that were identified by the Planning Inspector were 1) the effect of the proposal on the character and appearance of the area; 2) the effect of the proposal on the living conditions of the occupiers of the neighbouring property at 9 Albert Road in respect of outlook; and 3) whether or not the appeal site is an acceptable location for the development proposed with regards to its vulnerability to flooding.

2. Planning Application Number 19/P/2763/FUL

Site: Max House Farm , Max Mill Lane, Winscombe

Description: Demolition of existing dwelling and coach house. Construction of replacement dwelling with annexe.

Recommendation: Refused

Appeal Dismissed 4 Feb 2022

Type of appeal: Written Representation

Officer: Angela Norris

Appellant: Nicole Atkinson

The main issue that was identified by the Planning Inspector was the effect of the proposed development on the character and appearance of the site and its setting, with particular regard to the extent to which it would conserve or enhance the natural beauty of the Mendip Hills Area of Outstanding Natural Beauty.

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3. Planning Application Number 21/P/2755/FUH

Site: 40 Severn Avenue, Weston-super-Mare

Description: Retrospective application for partial demolition of front wall

Recommendation: Refused

Appeal Dismissed 8 Feb 2022

Type of appeal: Fast Track Appeal

Officer: Chris Joannou

Appellant: Mr Potter

The main issue that was identified by the Planning Inspector was the effect of the works on the character and appearance of the area, having particular regard to the extent to which it preserves or enhances the character or appearance of the conservation area.

4. Planning Application Number 20/P/1440/FUH

Site: 3 The Avenue, Clevedon

Description: Proposed three storey side extension and rear extension to garden level

Recommendation: Refused

Appeal Dismissed 11 Feb 2022

Type of appeal: Fast Track Appeal

Officer: Jessica Smith

Appellant: Mr Andrew Bassett

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

5. Enforcement Notice Number 21/00021/UAW

Site: 81 Bristol Road Lower, Weston-super-Mare

Description: Without planning permission the erection of a fence

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Recommendation: Enforcement Notice

Appeal Dismissed and notice upheld 18 Feb 2022

Type of appeal: Written Representation

Officer: Mark Womersley

Appellant: Mr Matthew Elkington and Ms Sandra Beddington

6. Planning Application Number 20/P/0204/LDE

Site: The Old Forge, Bristol Road, Felton

Description: Certificate of lawfulness to confirm a) the amalgamation of three former planning units into one from 2006 with the Forge accommodation, Lulscott, Siverridge and the uses formerly approved at the Old Forge area of the Site becoming one enterprise, b) the building known as Lulscott is lawful and has a holiday accommodation use, c) the use of the former Silveridge area of the Site for the placement of 2 static caravans used for holiday accommodation and the retention of the building to the rear of the former Siverridge area of the Site as holiday accommodation, d) the use of the land across the Site for the parking of vehicles in association with the uses on the site, namely; holiday accommodation, office, car repair garage and car hire

Recommendation: Refused

Appeal Dismissed 23 Feb 2022

Type of appeal: Public Inquiry

Officer: Chris Nolan

Appellant: Mr Gregory Wedlake

The main issue that was identified by the Planning Inspector was whether the Council's decision to refuse the LDC was well-founded.

Appellants application for costs refused.

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B – PLANNING APPEALS RECEIVED SINCE LAST COMMITTEE

1. Planning Application Number 20/P/2726/FUL

Site: Land north to A370 and south of Bleadon Road, Bleadon

Description: Erection of 5no. dwellings.

Date of Appeal: 18 Feb 2022

Type of appeal: Written Representation

Case Officer: Emma Bailey

Appellant: Chris Sanders

2. Planning Application Number 20/P/2725/FUL

Site: Land adjacent to junction of Bridge Road to Coronation Road, Bridge Road, Bleadon

Description: Development of 2no. dwellings and a detached block comprising 2no. double garages.

Date of Appeal: 18 Feb 2022

Type of appeal: Written Representation

Case Officer: Emma Bailey

Appellant: Chris Sanders

3. Planning Application Number 20/P/0775/FUL

Site: Land at Tyntesfield Springs, Bristol Road, Wraxall

Description: Removal of existing barn and erection of new dwelling and associated works, including new horizontal vortex turbine, use of existing lake to provide a heat source and new tree planting

Date of Appeal: 21 Feb 2022

Type of appeal: Hearing

Case Officer: Emma Bailey

Appellant: Dr H & Mrs J Pratt

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4. Planning Application Number 20/P/2990/OUT

Site: Land off Butts Batch, Wrington

Description: Outline planning application for access with all other matters reserved for the erection of up to 61 no. dwellings, including 18 no. affordable housing units (30%), along with access from Butts Batch, the provision of play facilities and public open space/ecological mitigation land, with associated works

Date of Appeal: 2 Mar 2022

Type of appeal: Public Inquiry

Case Officer: Roger Wilmott

Appellant: Strongvox Homes Ltd

C- INQUIRIES/HEARINGS DATES AND VENUES

1. Site: Land off Summer Lane, Banwell

Enforcement Notice Number 19/00095/UAW

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

Case Officer: Chris Joannou

Planning Application Number 19/P/0314/FUL

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

Case Officer: Emma Bailey

Enforcement Notice Number 20/00186/COU

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

Case Officer: Chris Joannou

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Appellant: Ms Kathleen Kiely

Type of Appeal: Hearing – to be rescheduled following postponement of 2 November date

2. Site: Kings Field, land off Moor Road, Banwell

Planning Application Number: 20/P/2666/FUL

Description: Creation of 1no. traveller and gypsy caravan pitch together with the formation of hardstanding and the erection of a day room, stables and shed, siting of park home and touring caravan (Retrospective)

Case Officer: Emma Bailey

Appellant: Mr Dick Atwell

Type of Appeal: Hearing – 19 April 2022

3. Site: Land at Farleigh Farm and 54 and 56 Farleigh Road, Backwell

Planning Application Number 21/P/1766/OUT

Description: Outline planning application for demolition of 54 and 56 Farleigh Road; residential development of up to 125 dwellings (Class C3); strategic landscaping and earthworks, surface water drainage and all other ancillary infrastructure and enabling works with means of site access (excluding internal roads) from the new junction off Farleigh Road for approval; all other matters (internal access, layout, appearance, scale and landscaping) reserved for subsequent approval.

Case Officer: Roger Willmot

Appellant: Persimmon Homes (Severn Valley)

Type of appeal: Public Inquiry – Scheduled for 8 days – 15 to 18 March and 22 to 25 March 2022, to be held at The New Council Chambers, Town Hall, Weston-super-Mare

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4. Site: Land at Tyntesfield Springs, Bristol Road, Wraxall

Planning Application Number 20/P/0775/FUL

Description: Removal of existing barn and erection of new dwelling and associated works, including new horizontal vortex turbine, use of existing lake to provide a heat source and new tree planting

Case Officer: Emma Bailey

Appellant: Dr H & Mrs J Pratt

Type of appeal: Hearing – 26 April 2022, venue to be confirmed

5. Site: Land off Butts Batch, Wrington

Planning Application Number 20/P/2990/OUT

Description: Outline planning application for access with all other matters reserved for the erection of up to 61 no. dwellings, including 18 no. affordable housing units (30%), along with access from Butts Batch, the provision of play facilities and public open space/ecological mitigation land, with associated works

Case Officer: Roger Willmot

Appellant: Strongvox Homes Ltd

Type of appeal: Public Inquiry – Scheduled for 4 days – 28 June to 1 July 2022, to be held at The New Council Chambers, Town Hall, Weston-super-Mare

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Summary Performance April 21 – March 22

Appeals received 36
Appeals decided 42
Appeals dismissed 35
Percentage dismissed of appeals decided 83.3%

Appeals Allowed April 21 – March 22

Delegated Decision 6
Committee Decision 1

Costs awarded against the Council

Delegated Decision: 3 (in relation to 3 quashed enforcement notices)
Committee decision: none
Total: 3

Costs awarded to the Council

Delegated Decision: 1 (partial)