

**PLANNING AND REGULATORY COMMITTEE – 12 OCTOBER 2022  
REPORT OF THE DIRECTOR OF PLACE**

**A - PLANNING APPEAL DECISIONS**

1. Planning Application Number 21/P/2954/FUL

**Site: Hillcrest, Clevedon Lane, Clapton-In-Gordano**

Description: Demolition of the existing detached garage and proposed erection of a detached 2no bedroom single storey annex and car port to Hillcrest House.

Recommendation: Refuse Delegated Decision

**Appeal Dismissed 20 Sep 2022**

Type of appeal: Written Representation

Officer: Janet Jones

Appellant: Mr Gary Hill

The main issues that were identified by the Planning Inspector were 1) whether the proposal would be inappropriate development in the Green Belt having regard to the revised Framework and any relevant development plan policies; 2) the effect on the openness of the Green Belt; 3) whether or not the annexe would have an acceptable relationship with the existing dwelling on the appeal site; 4) the effect of the development on protected species; 5) whether any harm by reason of inappropriateness, and any other harm, would be clearly outweighed by other considerations, so as to amount to the very special circumstances required to justify the proposal.

2. Planning Application Number 22/P/0093/FUH

**Site: Sunnyside, Naish Lane, Barrow Gurney**

Description: Proposed erection of a single storey extension to the North elevation.

Recommendation: Refuse Delegated Decision

**Appeal Dismissed 20 Sep 2022**

Type of appeal: Fast Track Appeal

Officer: Catherine Shuker

Appellant: Andrew White

The main issues that were identified by the Planning Inspector were 1) whether the proposal would be inappropriate development in the Green Belt having regard to the revised Framework and any relevant development plan policies; 2) the effect on the openness of the

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Green Belt and; 3) whether any harm by reason of inappropriateness, and any other harm, would be clearly outweighed by other considerations, so as to amount to the very special circumstances required to justify the proposal.

**B – PLANNING APPEALS RECEIVED SINCE LAST COMMITTEE**

1. Planning Application Number 22/P/0320/FUH

**Site: Oaklea Lodge, Blackmoor Road, Abbots Leigh**

Description: Proposed conversion of existing detached garage to a residential annex.

Date of Appeal: 9 Sep 2022

Type of appeal: Written Representation

Case Officer: Charles Cooksley

Appellant: Mr and Mrs S Beck

2. Planning Application Number 21/P/3457/FUL

**Site: Sores Court, Hillside Road, Backwell**

Description: Retrospective planning application for the demolition of a derelict timber outbuilding and erection of a replacement double garage with associated change of use of land from agricultural to residential (C3 use).

Date of Appeal: 20 Sep 2022

Type of appeal: Written Representation

Case Officer: Julie Walbridge

Appellant: Gary Keating

3. Planning Application Number 21/P/2282/FUL

**Site: 1 Laurel Terrace, Yatton**

Description: Proposed erection of a replacement garage with a pitched roof following demolition of 3no existing garages adjacent to 1 Laurel Terrace.

Date of Appeal: 20 Sep 2022

Type of appeal: Written Representation

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Case Officer: Simon Exley  
Appellant: Mr Robin George

4. Planning Application Number 21/P/3532/FUL

**Site: 287 High Street, Worle, Weston-super-Mare**

Description: Erection of a semi detached two storey dwelling with associated works including the demolition of a garage and workshop.

Date of Appeal: 26 Sep 2022

Type of appeal: Written Representation

Case Officer: Anna Hayes

Appellant: Mr Sam Brown

5. Planning Application Number 21/P/1685/OUT

**Site: Land to the south of Durleigh, Hill Road, Sandford**

Description: Outline application for the erection of 1no. detached dwelling and attached garage (all matters reserved for subsequent approval).

Date of Appeal: 26 Sep 2022

Type of appeal: Written Representation

Case Officer: Ellena Fletcher

Appellant: Hullah

6. Planning Application Number 21/P/3023/FUL

**Site: 33 Beach Road West, Portishead**

Description: Demolition of existing building, altered access and construction of a block of 4no. apartments with associated car parking, cycle and refuse storage.

Date of Appeal: 28 Sep 2022

Type of appeal: Written Representation

Case Officer: Ellena Fletcher

Appellant: Mr S. Booz

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7. Planning Application Number 21/P/3522/FUL

**Site: Chicken Barn, Cedar Farm, Wick Road, Wick St Lawrence**

Description: Demolition of existing agricultural building and the erection of 2no. dwellings and associated carports

Date of Appeal: 28 Sep 2022

Type of appeal: Written Representation

Case Officer: Ellena Fletcher

Appellant: Mrs A Jacobsen

**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: Simon Exley

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

Appellant: Ms Kathleen Kiely

Type of Appeal: Hearing – 17 January 2023 – scheduled for 2 days. Venue - Kenn Room, Town Hall, Weston-super-Mare

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**2. Site: Proposed Park and Ride adjacent to Heathfield Park, Bristol Road, Hewish, Puxton**

Planning Application Number 20/P/1438/FUL

Description: Change of use of land from gypsy pony track/agricultural land to use for a Park and Ride car park for Bristol Airport with 3101 parking spaces plus arrival/departure area with construction of associated roads and surfaces and the erection of a reception centre

Case Officer: Neil Underhay

Appellant: J B Pearce Limited

Type of appeal: Public Inquiry – 30 November 2022 – scheduled for 8 days. Venue - New Council Chambers, Town Hall, Weston-super-Mare

**Summary Performance April 22 – March 23**

Appeals received 26

Appeals decided 28

Appeals dismissed 20

Percentage dismissed of appeals decided 71.4%

**Costs awarded against the Council**

Delegated Decision: 0

Committee decision: 0

Total: 0

**Appeals Allowed April 22 – March 23**

Delegated Decision 7

Committee Decision 1

**Costs awarded to the Council**

Delegated Decision: 0