

**PLANNING AND REGULATORY COMMITTEE – 14 DECEMBER 2022  
REPORT OF THE DIRECTOR OF PLACE**

**A - PLANNING APPEAL DECISIONS**

1. Planning Application Number 22/P/0073/TEA

**Site: Land off Bristol Road, opposite side of road to Tesco Express, Congresbury**

Description: Application to determine if prior approval is required for proposed works to erect a 15metre high Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works.

Recommendation: Prior approval - required and refused

**Appeal Dismissed 14 Nov 2022**

Type of appeal: Written Representation

Officer: Anna Hayes

Appellant: CK Hutchison Networks (UK) Ltd

The main issue that was identified by the Planning Inspector was the effect of the siting and appearance of the proposal on the character and appearance of the area and, if any harm would occur, whether it is outweighed by the need for the installation to be sited as proposed taking into account any suitable alternative sites.

2. Planning Application Number 21/P/2949/FUL

**Site: The Elms Farm, East Hewish Lane, Hewish**

Description: Conversion and extension, with additional floor, of the existing barn to a new two storey dwelling.

Recommendation: Refused

**Appeal Dismissed 24 Nov 2022**

Type of appeal: Written Representation

Officer: Jessica Smith

Appellant: Jones

The main issues that were identified by the Planning Inspector were 1) the effect of the proposal on the character and appearance of the host building and the surrounding area; and 2) whether or not the appeal site is an acceptable location for the proposal, with respect to its vulnerability to flooding.

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

**Site: Oaklea Lodge, Blackmoor Road, Abbots Leigh, BS8 3RH**

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

Recommendation: Refused

**Appeal Dismissed**

Type of appeal: Written Representation

Officer: Charles Cooksley

Appellant: Mr and Mrs S Beck

The main issue is whether the location of the proposed annex would be acceptable, having particular regard to its relationship with the existing dwelling at the appeal site.

4. Planning Application Number 22/P/0061/FUL

**Site: Fimra, Hutton Moor Lane, Weston-super-Mare, BS24 8RX**

Description: Construction of a two bedroom dwelling

Recommendation: Refused

**Appeal Dismissed**

Type of appeal: Written Representation

Officer: Anna Hayes

Appellant: J Ashley

The main issues identified by the Inspector were 1) the effect of the proposal on the character and appearance of the area; 2) whether or not the proposed development would be at an unacceptable risk of flooding; 3) the effect of the proposal on trees and biodiversity; 4) the effect of the proposal on the living conditions of the future occupiers of the proposal, in relation to noise from the adjacent railway line; 5) the effect of the proposal on the living conditions of the existing occupiers of Fimra, and on the future occupiers of the proposal, in relation to outlook, light, privacy, and private amenity space; and 6) the effect of the proposal on the potential future capacity enhancements of the nearby railway line.

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5. Planning Application Number 22/P/3023/FUL

**Site: 33 Beach Road West, Portishead, North Somerset, BS20 7HX**

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

Recommendation: Refused

**Appeal Dismissed**

Type of appeal: Written Representation

Officer: Ellena Fletcher

Appellant: Mr S Booz

The main issue is the effect of the proposed development on the living conditions of nos. 31 and 35 Beach Road West

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

1. Planning Application Number 22/P/0903/FUH

**Site: 55 Spring Hill, Weston-super-Mare**

Description: Proposed erection of a detached double garage.

Date of Appeal: 18 Nov 2022

Type of appeal: Fast Track Appeal

Case Officer: Anna Hayes

Appellant: Mr Lewis

2. Planning Application Number 21/P/3354/FUL

**Site: 9 Woodborough Road, Winscombe**

Description: Proposed erection of a timber frame carport with solar panels in the existing office carpark.

Date of Appeal: 24 Nov 2022

Type of appeal: Written Representation

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Case Officer: Anna Hayes  
Appellant: Mr Tom Ware

3. Planning Application Number 22/P/1547/MMA

**Site: Max House Farm , Max Mill Lane, Winscombe**

Description: Minor material amendment to permission 21/P/1189/FUL (Demolition of existing dwelling and coach house, construction of replacement dwelling with associated works including landscaping and alterations to existing cowshed) to allow changes to the fenestration and roof tiles on the approved plans

Date of Appeal: 24 Nov 2022

Type of appeal: Written Representation

Case Officer: Angela Norris

Appellant: Mrs Nicole Garrett

**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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**Summary Performance April 22 – March 23**

Appeals received 29  
Appeals decided 36  
Appeals dismissed 28  
Percentage dismissed of appeals decided 78%

**Appeals Allowed April 22 – March 23**

Delegated Decision 7  
Committee Decision 1

**Costs awarded against the Council**

Delegated Decision: 0  
Committee decision: 0  
Total: 0

**Costs awarded to the Council**

Delegated Decision: 0