

**PLANNING AND REGULATORY COMMITTEE – 22 February 2023
REPORT OF THE DIRECTOR OF PLACE**

A - PLANNING APPEAL DECISIONS

1. Enforcement Notice Number 21/00431/UAW

Site: The Old Town Quarry, South Road, Weston-super-Mare

Description: Without planning permission, the erection of a structure

Recommendation: Enforcement Notice

Appeal Dismissed 16 Jan 2023

Type of appeal: Written Representation

Officer: Chris Joannou

Appellant: Mr Aaron Moffat

The main issue was whether a breach of planning had occurred.

2. Enforcement Notice Number 19/00450/UAW

Site: Flat 5, Hillcote Mansions, 2 Atlantic Road, Weston-super-Mare

Description: Without planning permission, the installation of uPVC casement windows.

Recommendation: Enforcement Notice

Appeal Dismissed 16 Jan 2023

Type of appeal: Written Representation

Officer: Chris Joannou

Appellant: Ms Liane Warbuton

The main issue that was identified by the Planning Inspector was whether the development preserves or enhances the character or appearance of the Conservation Area.

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

Site: 55 Spring Hill, Weston-super-Mare

Description: Proposed erection of a detached double garage.

Recommendation: Refused

**PLANNING AND REGULATORY COMMITTEE – 22 February 2023
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Appeal Dismissed 26 Jan 2023

Type of appeal: Fast Track Appeal

Officer: Anna Hayes

Appellant: Mr Lewis

The main issues that were identified by the Planning Inspector were the effect of the development proposed on: 1) the character and appearance of the host dwelling and the surrounding area; and 2) the living conditions of the occupants of 2 Church Road (No 2), with particular regard to outlook and daylight.

4. Planning Application Number 21/P/2128/FUL

Site: 165 Locking Road, Weston-super-Mare

Description: Retrospective application for change of use from a car and van hire establishment to a mixed use of car sales and car washing and valeting. Creation of a dedicated enclosed wash bay under existing canopy. Replacement of 2.1m high fence to rear boundary with 3.1m high sheet metal fencing.

Recommendation: Refused

Appeal Dismissed 2 Feb 2023

Type of appeal: Written Representation

Officer: Julie Walbridge

Appellant: Mr John Gillard

The main issues that were identified by the Planning Inspector were 1) the effect of the proposal on the living conditions of nearby occupiers, with regard to noise and disturbance; 2) the character and appearance of the area; and 3) highway safety

B – PLANNING APPEALS RECEIVED SINCE LAST COMMITTEE

1. Planning Application Number 20/P/1579/OUT

Site: Land at Lynchmead Farm, Ebdon Road, Wick St Lawrence

Description: Outline planning application for a residential development of up to 75no. dwellings and associated infrastructure, with access for approval and appearance, scale, layout and landscaping reserved for subsequent approval

**PLANNING AND REGULATORY COMMITTEE – 22 February 2023
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Date of Appeal: 6 Feb 2023
Type of appeal: Public Inquiry
Case Officer: Neil Underhay
Appellant: Mead Realisations Ltd

C- INQUIRIES/HEARINGS DATES AND VENUES

Site: Land at Lynchmead Farm, Ebdon Road, Wick St Lawrence

Planning Application Number 20/P/1579/OUT

Description: Outline planning application for a residential development of up to 75no. dwellings and associated infrastructure, with access for approval and appearance, scale, layout and landscaping reserved for subsequent approval

Case Officer: Marcus Hewlett

Date of Appeal: 6 Feb 2023

Appellant: Mead Realisations Ltd

Type of appeal: Public Inquiry – date and venue to be confirmed

Summary Performance April 22 – March 23

Appeals received 32
Appeals decided 43
Appeals dismissed 35
Percentage dismissed of appeals decided 81.4%

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