

**PLANNING AND REGULATORY COMMITTEE – 15 MARCH 2023  
REPORT OF THE DIRECTOR OF PLACE**

**A - PLANNING APPEAL DECISIONS**

1. 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.

Recommendation: Refused

**Appeal allowed with conditions 7 Feb 2023**

Type of appeal: Written Representation

Officer: Anna Hayes

Appellant: Mr Robin George

The main issue that was identified by the Planning Inspector was the effect of the development on the character and appearance of the area, and the significance of the adjacent listed buildings, being 1-5 Laurel Terrace - a Grade II Listed Building.

2. 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).

Recommendation: Refused

**Appeal Dismissed 9 Feb 2023**

Type of appeal: Written Representation

Officer: Ellena Fletcher

Appellant: Mr Hullah

The main issues that were identified by the Planning Inspector were the effects of the development on 1) the character and appearance of the area; and 2) the effects on highway safety and traffic flows.

**PLANNING AND REGULATORY COMMITTEE – 15 MARCH 2023  
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3. Planning Application Number 22/P/0912/FUH

**Site: 7 Bruton Close, Nailsea**

Description: Erection of first floor extension over existing garage, plus a two storey front extension.

Recommendation: Refused

**Appeal allowed 13 Feb 2023**

Type of appeal: Fast Track Appeal

Officer: Charles Cooksley

Appellant: Mr Tom Densley

The main issue that was identified by the Planning Inspector was the effect of the development on the residents of 2 Becketts Lane with reference to visual impact and outlook.

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.

Recommendation: Refused

**Appeal Dismissed 15 Feb 2023**

Type of appeal: Written Representation

Officer: Anna Hayes

Appellant: Mr Sam Brown

The main issues that were identified by the Planning Inspector were 1) the effect of the development on the character and appearance of the area; and 2) the effect on flood risk.

**PLANNING AND REGULATORY COMMITTEE – 15 MARCH 2023  
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5. 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).

Recommendation: Refused

**Appeal Dismissed 16 Feb 2023**

Type of appeal: Written Representation

Officer: Julie Walbridge

Appellant: Gary Keating

The main issues that were identified by the Planning Inspector were 1) whether the proposed outbuilding and associated/other development would constitute 'inappropriate development' in the Green Belt; 2) the effect of the development on the openness within the Green Belt; 3) the effect of the development on the character and appearance of the area; and 4) whether there are other considerations which clearly outweigh the harm caused by being inappropriate development so as to amount to very special circumstances.

6. 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.

Recommendation: Refused

**Appeal Dismissed 17 Feb 2023**

Type of appeal: Written Representation

Officer: Anna Hayes

Appellant: Mr Tom Ware

The main issues that were identified by the Planning Inspector were the effect of the proposed development on 1) pedestrian and highway safety; 2) the character and appearance of the area; and 3) the living conditions of the occupants of 22 and 22a The Green, with regard to outlook and light.

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7. Planning Application Number 22/P/0599/FUL

**Site: Garage to the rear of 35 Swiss Road, Weston-super-Mare**

Description: Change of use from commercial car repair garage (Use Class B2 ) to 1no. dwelling (Use Class C3). Work to include demolition of single storey building and creation of a first floor within existing building.

Recommendation: Refused

**Appeal Dismissed 23 Feb 2023**

Type of appeal: Written Representation

Officer: Ellena Fletcher

Appellant: Mr Ben Whitcombe

The main issue that was identified by the Planning Inspector was whether the proposed development would provide adequate living conditions for future occupiers, having regard to outlook and daylight.

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

1. Enforcement Notice Number 21/00017/UAW

**Site: Field adjoining Bow Cottage, Gatcombe Lane, Flax Bourton**

Description: Without planning permission, the material change of land from agricultural to a mixed use of agricultural and equestrian use including the construction of an all weather riding arena, gravelled parking area and access track.

Date of Appeal: 27 Feb 2023

Type of appeal: Written Representation

Case Officer: Julie Walbridge

Appellant: Mrs Bridget Mackwood

**PLANNING AND REGULATORY COMMITTEE – 15 MARCH 2023  
REPORT OF THE DIRECTOR OF PLACE**

**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 Hewett

Date of Appeal: 6 Feb 2023

Appellant: Mead Realisations Ltd

Type of appeal: Public Inquiry – date likely to be 16<sup>th</sup> to 25<sup>th</sup> May in the Town Hall WsM (to be confirmed)

**Summary Performance April 22 – March 23**

Appeals received 33

Appeals decided 50

Appeals dismissed 40

Percentage dismissed of appeals decided 80.0%

**Costs awarded against the Council**

Delegated Decision: 0

Committee decision: 0

Total: 0

**Appeals Allowed April 22 – March 23**

Delegated Decision 9

Committee Decision 1

**Costs awarded to the Council**

Delegated Decision: 0