

**PLANNING AND REGULATORY COMMITTEE – 16 AUGUST 2023  
REPORT OF THE DIRECTOR OF PLACE**

**A - PLANNING APPEAL DECISIONS**

1. Planning Application Number 21/P/3483/FUL

**Site: 2 Westbury Crescent, Weston-super-Mare**

Description: Retrospective application for change of use of land attached to 2 Westbury Crescent to residential garden.

Recommendation: Refused

**Appeal Dismissed 11 Jul 2023**

Type of appeal: Written Representation

Officer: Julie Walbridge

Appellant: Tony Hobden

The main issue that was identified by the Planning Inspector was the effect of the proposal on the character and appearance of the area.

2. Planning Application Number 22/P/2711/CQA

**Site: Barn and land at Elwell Lane, Winford**

Description: Prior approval for the change of use of an agricultural building and land forming the curtilage of the building to 2no. dwellinghouses (Use class C3) and associated building operations consisting of the infilling of opening with metal sheeting/concrete blocks and the insertion of new windows and doors

Recommendation: Prior approval - refused (not PD)

**Appeal Dismissed 14 Jul 2023**

Type of appeal: Written Representation

Officer: Anna Hayes

Appellant: Mr Cornelius Pearce

The main issue that was identified by the Planning Inspector was whether the proposal accords with the provisions of Schedule 2, Part 3, Class Q of the GPDO, having regard to the extent of the building works, and if so, whether it would be acceptable in relation to the transport and highways impacts, contamination risks on the site and whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to dwellings.

Appellants application for costs refused. Councils' application for costs allowed in part.

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3. Planning Application Number 22/P/2420/FUH

**Site: 2 Elgar Close, Clevedon**

Description: Proposed demolition of existing attached side garage. Proposed erection of a 2-storey side extension and installation of a new side gate.

Recommendation: Refused

**Appeal Dismissed 18 Jul 2023**

Type of appeal: Fast Track Appeal

Officer: Jason Mak

Appellant: Mr Matthew Hector

The main issue that was identified by the Planning Inspector was the effect of the proposal upon the character and appearance of the host building and upon the surrounding area

4. Planning Application Number 22/P/1652/FUL

**Site: 28 - 30 High Street, Portishead**

Description: Proposed erection of 2no. semi-detached dwellings, following demolition of existing outbuilding to the rear of 28-30 High Street.

Recommendation: Refused

**Appeal Dismissed 25 Jul 2023**

Type of appeal: Written Representation

Officer: Anna Hayes

Appellant: Mr Nick Stone

The main issues that were identified by the Planning Inspector were 1) whether the proposal would provide satisfactory living conditions for future occupants, with respect to privacy, outlook, noise and light; 2) the effect of the proposal upon the living conditions of the occupants at 28-30 High Street and 32c-32e High Street, with respect to privacy, outlook and light; and 3) the effect of the development on highway safety, with specific regard to visibility.

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

1. Enforcement Notice Number 20/00150/UAW

**Site: Linden Grove, Howgrove Hill, The Batch, Butcombe**

Description: Without planning permission, the erection of a single storey rear extension

Date of Appeal: 17 Jul 2023

Type of appeal: Written Representation

Case Officer: Julie Walbridge

Appellant: Mr J Marszal And Mrs B Marszal And Mr B McLaughlin

2. Planning Application Number 22/P/2253/FUL

**Site: Linden Grove, Howgrove Hill, The Batch, Butcombe**

Description: Application to remove condition 3 attached to planning permission 00/P/1885/F (restoration of existing house together with new extension to form 4 bedroom dwelling) to return permitted development rights to the property to allow extension and alteration to the dwelling under The General Permitted Development Order

Date of Appeal: 17 Jul 2023

Type of appeal: Written Representation

Case Officer: Jason Mak

Appellant: Mr & Mrs J Marszal

3. Planning Application Number 22/P/2964/FUL

**Site: 24 Clarence Road South, Weston-super-Mare**

Description: Erection of a first floor link extension and replacement of 38no. timber sliding sash single glazed windows with Rehau Conservation style UPVC double glazed windows on elevations fronting Clarence Road South and Walliscote Road

Date of Appeal: 18 Jul 2023

Type of appeal: Written Representation

Case Officer: Kyle Williams

Appellant: Stoneleigh Residential Care Home Ltd

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4. Planning Application Number 22/P/1694/CQA

**Site: Back Barn and Front Barn, Village Farm, 126 Main Road, Cleeve**

Description: Prior Approval to convert the Back Barn into 5no residential dwellings and the Front Barn into 5no garages, one for each dwelling with garden spaces between dwellings and garages 'with operational development to replace the current roof sheets, repair the existing cladding and install new windows and doors'. Spaces left in both barns for bat roosts.

Date of Appeal: 19 Jul 2023

Type of appeal: Written Representation

Case Officer: Louise Grover

Appellant: Mr R Sibley

5. Advertisement Consent Application Number 23/P/0326/ADV

**Site: 64 Alfred Street, Weston-super-Mare**

Description: Removal of existing paper and paste billboards and replacement with 1 No. illuminated digital billboard.

Date of Appeal: 20 Jul 2023

Type of appeal: Fast Track Appeal

Case Officer: Anna Hayes

Appellant: Wildstone Estates Limited

6. Planning Application Number 23/P/0449/FUH

**Site: 72 Walton Road, Clevedon**

Description: Retrospective application for the erection of a 2m wooden fence and gate on the eastern boundary of the property.

Date of Appeal: 24 Jul 2023

Type of appeal: Fast Track Appeal

Case Officer: Molly Willmot

Appellant: Miss Jennie Hammond

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7. Planning Application Number 22/P/2578/FUL

**Site: Ash Tree Holiday Home Park, Lower Norton Lane, Kewstoke**

Description: Stationing of a Warden's lodge at existing holiday home park

Date of Appeal: 26 Jul 2023

Type of appeal: Written Representation

Case Officer: Anna Hayes

Appellant: Beachlands Developments Ltd

8. Planning Application Number 22/P/2943/FUH

**Site: 8 Woodhill Road, Portishead**

Description: Proposed erection of a first floor rear extension (east elevation), front canopy porch, 2 No. Front dormers (west elevation) and 1 No. Large rear dormer. Subsequent loft conversion and internal structural alterations.

Date of Appeal: 28 Jul 2023

Type of appeal: Fast Track Appeal

Case Officer: Courtney Cox

Appellant: Mr G Jefferies

**C- INQUIRIES/HEARINGS DATES AND VENUES**

**Site: Field to the south of Laurel Place Farm, New Road, Churchill**

Planning Application Number 22/P/2809/FUL

Description: Change of use of land and the creation of 2no. traveller and gypsy caravan pitches together with the erection of 2no. day rooms and associated hardstanding

Case Officer: Neil Underhay

Date of Appeal: 4 Jul 2023

Appellant: Mr Bobby Birch

Type of appeal: Hearing – 19 September 2023 – To be held at the Grand Atlantic Hotel, Beach Road, Weston-super-Mare

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**Summary Performance April 23 – March 24**

Appeals received 16  
Appeals decided 6  
Appeals dismissed 6  
Percentage dismissed of appeals decided 100%

**Appeals Allowed April 23 – March 24**

Delegated Decision 0  
Committee Decision 0

**Costs awarded against the Council**

Delegated Decision: 0  
Committee decision: 0  
Total: 0

**Costs awarded to the Council**

Delegated Decision: 1