

**PLANNING AND REGULATORY COMMITTEE – 20 SEPTEMBER 2023
REPORT OF THE DIRECTOR OF PLACE**

A - PLANNING APPEAL DECISIONS

1. Planning Application Number 23/P/0082/FUH

Site: 29 Uphill Road North, Weston-super-Mare

Description: Retrospective application for the erection of a 2m wooden fence to replace a dead hedge.

Recommendation: Refused

Appeal Dismissed 9 Aug 2023

Type of appeal: Fast Track Appeal

Officer: Molly Willmot

Appellant: Mrs Rachel Wiltshire

The main issue that was identified by the Planning Inspector was the effect on the character and appearance of the site and area, including the Great Weston Conservation Area.

2. Planning Application Number 22/P/2394/FUH

Site: Rendy Mead , Chew Road, Winford

Description: Proposed erection of a partial two storey and partial one storey front extension (north elevation) with integrated dormer.

Internal alterations and installation of a skylight.

Recommendation: Refused

Appeal Dismissed 18 Aug 2023

Type of appeal: Fast Track Appeal

Officer: Courteney Cox

Appellant: Kelly Bewley

The main issues that were identified by the Planning Inspector were 1) whether the proposed development would be inappropriate development in the Green Belt having regard to the National Planning Policy Framework (the 'Framework') and relevant development plan policies; 2) the effect of the proposal on the openness of the Green Belt; and 3) if the development would be inappropriate, whether the harm to the Green Belt by way of inappropriateness and any other harm, would be clearly outweighed by other considerations so as to amount to the very special circumstances necessary to justify it.

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3. Planning Application Number 21/P/3076/OUT

Site: Land To The South Of Warren Lane, North Of Weston Road, Long Ashton

Description: Application for outline planning permission for the erection of up to 35no dwellings, allotments and associated access, parking, drainage infrastructure and landscaping, with new access off Weston Road for approval and appearance, layout, scale and landscaping reserved for subsequent approval.

Recommendation: Refused

Appeal Dismissed 29 Aug 2023

Type of appeal: Public Inquiry

Officer: Roger Willmot

Appellant: Long Ashton Land Company

The main issues that were identified by the Planning Inspector were 1) whether the proposed development would cause less than substantial harm to the significance of the Gatcombe Roman Site Scheduled Monument (the SM) and, if so, whether that harm would be outweighed by any public benefits; and 2) whether the proposals would result in inappropriate development in the Bristol & Bath Green Belt and, if so, whether any benefits arising from it would amount to the very special circumstances (VSCs) necessary to outweigh such harm and any other harm.

4. 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.

Recommendation: Refused

Appeal Dismissed 6 Sep 2023

Type of appeal: Fast Track Appeal

Officer: Molly Willmot

Appellant: Miss Jennie Hammond

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

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B – PLANNING APPEALS RECEIVED SINCE LAST COMMITTEE

1. Planning Application Number 22/P/0961/FUL

Site: 18 Cross Lanes, Pill

Description: Erection of a two storey dwelling on land to the rear of 18 Cross lanes Road, Pill. Accessed from Ruddleigh Road.

Date of Appeal: 15 Aug 2023

Type of appeal: Written Representation

Case Officer: Charles Cooksley

Appellant: Oaktree Holdings

2. Planning Application Number 22/P/1324/FUL

Site: The Lodge, Hospital Road, Barrow Gurney

Description: Demolition of existing building and erection of 3 no. residential dwellings with associated works

Date of Appeal: 15 Aug 2023

Type of appeal: Written Representation

Case Officer: Ellena Fletcher

Appellant: Mr Nick Bracey

3. Planning Application Number 22/P/2885/FUL

Site: Land to the west of 10 Dial Lane, Felton, Winford

Description: Change of use of land from agriculture to a use for the siting of 2no. mobile pod units to provide overnight tourist accommodation with associated soft/hard landscaping works.

Date of Appeal: 15 Aug 2023

Type of appeal: Written Representation

Case Officer: Angela Norris

Appellant: Mrs Sarah Wilkinson

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4. Planning Application Number 23/P/0275/CM2A

Site: 111 Upper Bristol Road, Weston-super-Mare

Description: Prior approval to change the use of the current ground floor office, workshop and small toilet (Use Class E) back to original purpose of sitting room and dining room for the main dwelling (Use Class C3). No additional dwelling created, conversion will result in the existing 2 bedroom maisonette returning to a 3 bedroom terraced house

Date of Appeal: 18 Aug 2023

Type of appeal: Written Representation

Case Officer: Anna Hayes

Appellant: Mr P Fineran

5. Planning Application Number 23/P/0733/FUH

Site: The Homestead, Says Lane, Langford

Description: Retrospective application for the removal of existing boundary wall/fence and erection of a replacement timber clad wall.

Date of Appeal: 29 Aug 2023

Type of appeal: Fast Track Appeal

Case Officer: Julie Walbridge

Appellant: C Russell

C- INQUIRIES/HEARINGS DATES AND VENUES

None

Summary Performance April 23 – March 24

Costs awarded against the Council

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Appeals received 21
Appeals decided 10
Appeals dismissed 10
Percentage dismissed of appeals decided 100%

Delegated Decision: 0
Committee decision: 0
Total: 0

Appeals Allowed April 23 – March 24
Delegated Decision 0
Committee Decision 0

Costs awarded to the Council
Delegated Decision: 1