

**PLANNING AND REGULATORY COMMITTEE – 17 JANUARY 2024  
REPORT OF THE DIRECTOR OF PLACE**

**A - PLANNING APPEAL DECISIONS**

1. 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.

Recommendation: Refuse

**Appeal Dismissed 8 Dec 2023**

Type of appeal: Written Representation

Officer: Angela Norris

Appellant: Mrs Sarah Wilkinson

The main issues that were identified by the Planning Inspector were 1) whether the proposal would constitute inappropriate development in the Green Belt for the purposes of the National Planning Policy Framework (the Framework) and the development plan policy; 2) the effect on the openness of the Green Belt; 3) the effect on the character and appearance of the site; 4) whether the appeal proposal is suitable having regard to the Council's development plan policies in relation to the promotion of agricultural diversification and/or tourism; 5) whether the proposed development would have a likely significant effect, alone or in combination with other plans and projects, on the North Somerset and Mendip Horseshoe Bats Special Area of Conservation (the SAC); and 6) if it is inappropriate development, whether the harm by reason of inappropriateness and any other harm, is clearly outweighed by other considerations, so as to amount to the very special circumstances necessary to justify the development.

Councils application for costs allowed

2. Planning Application Number 22/P/2072/FUL

**Site: Rear of 4 Beaconsfield Road, Weston-super-Mare**

Description: Proposed extension and conversion of existing garage to the rear of the property to create a 1no. single storey 2-bed dwellinghouse with associated parking.

Recommendation: Refuse

**Appeal allowed with conditions 11 Dec 2023**

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Type of appeal: Written Representation  
Officer: Anna Hayes  
Appellant: Mr Stuart Williams

The main issues that were identified by the Planning Inspector were 1) the effect of the proposal on the character and appearance of the area, bearing in mind it would be within the Great Weston Conservation Area, and 2) whether the proposal would provide acceptable living conditions for future occupiers with particular reference to outlook and light.

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

Recommendation: Refuse

**Appeal allowed with conditions 13 Dec 2023**

Type of appeal: Written Representation

Officer: Kyle Williams

Appellant: Stoneleigh Residential Care Home Ltd

The main issue that was identified by the Planning Inspector was the effect of the proposed development on the character and appearance of the host building and the surrounding area, and whether it would preserve or enhance the character or appearance of the Great Weston Conservation Area (GWCA).

4. Planning 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.

Recommendation: Refuse

**Appeal Dismissed 13 Dec 2023**

Type of appeal: Fast Track Appeal

Officer: Anna Hayes

Appellant: Wildstone Estates Limited

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The main issue that was identified by the Planning Inspector was the effect on amenity, with reference to the Great Weston Conservation Area (GWCA).

5. 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

Recommendation: Prior approval - refuse (not Permitted Development)

**Appeal Dismissed 13 Dec 2023**

Type of appeal: Written Representation

Officer: Anna Hayes

Appellant: Mr P Fineran

The main issues that were identified by the Planning Inspector were 1) whether the proposal would be permitted development under Class MA of the above Order and if so; 2) the impacts of noise from commercial premises on the intended occupiers of the development.

6. 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.

Recommendation: Refuse

**Appeal Dismissed 19 Dec 2023**

Type of appeal: Written Representation

Officer: Charles Cooksley

Appellant: Oaktree Holdings

The main issues that were identified by the Planning Inspector were the effect of the proposal on 1) the character and appearance of the area; and 2) the living conditions of neighbouring residents at Nos. 17 and 18 Cross Lanes.

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

1. Planning Application Number 23/P/0029/FUH

**Site: Oakleaze , Highridge Road, Dundry**

Description: Proposed demolition of existing rear conservatory and front porch. Proposed erection of a single storey rear extension and a two-and-a-half storey front extension. Raising of the roof height at the South-East elevation and alterations to create 2 No. Gables, with subsequent loft conversion and structural alterations.

Date of Appeal: 29 Nov 2023

Type of appeal: Written Representation

Case Officer: Courteney Cox

Appellant: Mr James Palmer

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

None

**Summary Performance April 23 – March 24**

Appeals received 31  
Appeals decided 21  
Appeals dismissed 17  
Percentage dismissed of appeals decided 80.9%

**Appeals Allowed April 23 – March 24**

Delegated Decision 4  
Committee Decision 0

**Costs awarded against the Council**

Delegated Decision: 0  
Committee decision: 0  
Total: 0

**Costs awarded to the Council**

Delegated Decision: 3