

**PLANNING AND REGULATORY COMMITTEE – 20 MARCH 2024  
REPORT OF THE DIRECTOR OF PLACE**

**A - PLANNING APPEAL DECISIONS**

1. 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.

Recommendation: Prior approval - refuse (not PD)

**Appeal Dismissed 12 Jan 2024**

Type of appeal: Written Representation

Officer: Louise Grover

Appellant: Mr R Sibley

The main issues that were identified by the Planning Inspector were 1) whether the proposal would be permitted development under Schedule 2, Part 3, Class Q of the GPDO, with particular regard to the scale and form of development; and if so, 2) whether the proposal would be permitted development under Schedule 2, Part 3, Class Q of the GPDO, with particular regard to the building operations reasonably necessary to convert the building to residential use; and if so, 3) whether prior approval would be required in accordance with the conditions set out in Paragraph Q.2 (1) of the GPDO; and if so, 4) the impact of the development upon the North Somerset and Mendip Bats Special Area of Conservation.

2. 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.

Recommendation: Refused

**Appeal Dismissed 29 Jan 2024**

Type of appeal: Fast Track Appeal

Officer: Courteney Cox

Appellant: Mr G Jefferies

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The main issue that was identified by the Planning Inspector was the effect of the proposed development on the living conditions of the occupiers of 10 Woodhill Road, with particular regard to daylight and outlook.

3. Planning Application Number 23/P/0350/FUH

**Site: 1 Woolmers , Wrington Hill, Wrington**

Description: Proposed erection of a two storey detached garage/storage outbuilding with office and facilities above.

Recommendation: Refused

**Appeal Dismissed 2 Feb 2024**

Type of appeal: Fast Track Appeal

Officer: Courteney Cox

Appellant: Jack & Hayley Hughes

The main issues that were identified by the Planning Inspector were 1) whether the proposal would be inappropriate development in the Green Belt having regard to the Framework, and any relevant development plan policy; 2) the effect of the proposal on the openness of the Green Belt; and 3) whether any harm by reason of inappropriateness and any other harm would be clearly outweighed by other considerations, so as to amount to the very special circumstances required to justify the proposal.

4. Planning Application Number 22/P/2952/FUL

**Site: Land at 2 The Crescent, Backwell**

Description: Proposed erection of 1 No. New dwelling.

Recommendation: Refused

**Appeal Dismissed 2 Feb 2024**

Type of appeal: Written Representation

Officer: Anna Hayes

Appellant: Vanessa Bellingham

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

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5. Planning Application Number 22/P/2063/FUL

**Site: 32 - 34 Birnbeck Road, Weston-super-Mare**

Description: Proposed replacement of all existing windows with uPVC marine grey colour windows.

Recommendation: Refused

**Appeal Dismissed 7 Feb 2024**

Type of appeal: Written Representation

Officer: Anna Hayes

Appellant: Mr Ahmeti

The main issue that was identified by the Planning Inspector was the effect of the proposal on the character and appearance of the host building and the Great Weston Conservation Area.

6. Planning Application Number 23/P/1102/FUL

**Site: Land to the rear of 37 Alma Street, Weston-super-Mare**

Description: Proposed erection of a 1-bed dwelling, with landscaping and other associated infrastructure.

Recommendation: Refused

**Appeal Dismissed 7 Feb 2024**

Type of appeal: Written Representation

Officer: Anna Hayes

Appellant: Mr Blake

The main issue that was identified by the Planning Inspector was whether the proposed development would provide acceptable living conditions for its future occupiers, with regard to light, outlook, privacy and access, and the effect of the proposal on the living conditions of the occupiers of 37 Alma Street, with regard to privacy.

7. 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

Recommendation: Enforcement Notice

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**Appeal Allowed and the enforcement notice quashed 13 Feb 2024**

Type of appeal: Written Representation

Officer: Julie Walbridge

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

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

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

**Site: Linden Grove , 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

Recommendation: Refused

**Appeal allowed with conditions 13 Feb 2024**

Type of appeal: Written Representation

Officer: Jason Mak

Appellant: Mr & Mrs J Marszal

The main issue that was identified by the Planning Inspector was the effect that removing the condition would have on the character and appearance of the property and the surrounding area, and on the openness of the Green Belt.

9. Planning Application Number 22/P/2860/FUL

**Site: Greenacres , Kenn Road, Clevedon**

Description: Proposed erection of 1 No. Self contained dwelling.

Recommendation: Refused

**Appeal Dismissed 15 Feb 2024**

Type of appeal: Written Representation

Officer: Anna Hayes

Appellant: Mr Terry Mydlowski

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The main issues that were identified by the Planning Inspector were 1) whether the proposal is in an appropriate location with regards to access to facilities and services; 2) whether the proposal is in a suitable location having regard to flood risk; 3) the effect of the proposal on highway safety; 4) the effect of the proposal on the character and appearance of the area, including trees and hedgerow; and 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.

Councils' application for costs allowed.

10. Planning Application Number 23/P/0786/FUH

**Site: 6 Drakes Way, Portishead**

Description: Proposed replacement of the existing rear balcony with new raised balcony.

Recommendation: Refused

**Appeal allowed with conditions 5 Mar 2024**

Type of appeal: Fast Track Appeal

Officer: Courteney Cox

Appellant: Audrey Smart

The main issue that was identified by the Planning Inspector is the effect of the proposed development upon the living conditions of occupiers of 25, 27 and 29 Raleigh Rise, with particular regard to privacy.

11. Planning Application Number 23/P/1533/FUH

**Site: 52 Ridgeway, Nailsea**

Description: Proposed erection of a first floor side extension including front dormer over existing garage, single storey rear extension and installation of 4 no. rooflights. alteration and replacement of existing rear ground floor window and door, replacement of existing garage door with new and installation of 2no. windows to the West elevation.

Recommendation: Refused

**Appeal Dismissed 5 Mar 2024**

Type of appeal: Fast Track Appeal

Officer: Courteney Cox

Appellant: Mr Stefan Dewar

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The main issue that was identified by the Planning Inspector is the effect of the proposed development on the living conditions of occupiers of 54 Ridgeway (No.54) with particular regard to outlook, sunlight and daylight.

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

1. Planning Application Number 23/P/1422/FUL

**Site: Café Mer, 22 West Street, Weston-super-Mare**

Description: Proposed change of use from a cafe (Class E) with ancillary residential accommodation at first and second floors, to a large house in multiple occupation (HMO) for up to 7no. people (sui generis).

Date of Appeal: 4 Jan 2024

Type of appeal: Written Representation

Case Officer: Anna Hayes

Appellant: Ivyrose Property Ltd

2. Planning Application Number 23/P/0786/FUH

**Site: 6 Drakes Way, Portishead**

Description: Proposed replacement of the existing rear balcony with new raised balcony.

Date of Appeal: 10 Jan 2024

Type of appeal: Fast Track Appeal

Case Officer: Courteney Cox

Appellant: Audrey Smart

3. Planning Application Number 23/P/0996/FUL

**Site: 62 Beach Road, Weston-super-Mare**

Description: Proposed partial demolition of existing rear outbuilding and creation of 2no. new dwellings/holiday lets. Retrospective application for the relocation of front gate pier and the widening of existing entrance to a width of 4.25m

Date of Appeal: 16 Jan 2024

Type of appeal: Written Representation

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Case Officer: Anna Hayes  
Appellant: Mr M Aziz

4. Planning Application Number 23/P/1533/FUH

**Site: 52 Ridgeway, Nailsea**

Description: Proposed erection of a first floor side extension including front dormer over existing garage, single storey rear extension and installation of 4 no. rooflights. alteration and replacement of existing rear ground floor window and door, replacement of existing garage door with new and installation of 2no. windows to the West elevation.

Date of Appeal: 23 Jan 2024

Type of appeal: Fast Track Appeal

Case Officer: Courteney Cox

Appellant: Mr Stefan Dewar

5. Planning Application Number 23/P/0295/LDE

**Site: Perries, Hillend, Locking**

Description: Certificate of lawfulness for a park home (static caravan) as an existing building used as a dwellinghouse (C3 use class) and associated operational development to include moving of the land to affix the park home (static caravan) to the ground.

Date of Appeal: 30 Jan 2024

Type of appeal: Written Representation

Case Officer: Julie Walbridge

Appellant: Mr Martin Locke

6. Planning Application Number 23/P/0945/CM2A

**Site: Unit A - 2nd Floor, Estune Business Park, Wild Country Lane, Long Ashton**

Description: Prior approval for change of Use of second floor offices (Use Class E) to 6no. residential flats (Use Class C3)

Date of Appeal: 2 Feb 2024

Type of appeal: Written Representation

Case Officer: Neil Underhay

Appellant: Flower & Hayes Developments Ltd

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7. Planning Application Number 23/P/1099/FUL

**Site: 13 Ashford Road, Redhill**

Description: Demolition of existing laundry/ ancillary use building and the erection of a single storey replacement laundry room extension to existing holiday accommodation. Relocation of boundary fence and change of use of land to sui generis to provide larger residential garden for existing residential caravan

Date of Appeal: 8 Feb 2024

Type of appeal: Written Representation

Case Officer: Anna Hayes

Appellant: Mr Daniel Downton

8. Planning Application Number 23/P/1386/PIP

**Site: Land To The South Of Pippins, Hill Lane, Tickenham**

Description: Permission in principle for the erection of 3no. dwellings

Date of Appeal: 8 Feb 2024

Type of appeal: Written Representation

Case Officer: Anna Hayes

Appellant: OMS Land And Property Ltd

9. Planning Application Number 23/P/0445/FUL

**Site: Land Between 16-18, Winchcombe Close, Nailsea**

Description: Proposed erection of 2 no. four bedroom dwellings. proposed creation of highway access to proposed off-street parking.

Date of Appeal: 13 Feb 2024

Type of appeal: Written Representation

Case Officer: Courtney Cox

Appellant: Mr Furiad Ullah



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10. Planning Application Number 23/P/0162/FUL

**Site: Mendip Spring Golf Course, Honeyhall Lane, Congresbury**

Description: Proposed erection of a rural workers dwelling.

Date of Appeal: 20 Feb 2024

Type of appeal: Written Representation

Case Officer: Neil Underhay

Appellant: Mikulla Leisure Ltd

11. Planning Application Number 22/P/2562/FUL

**Site: Bristol Hotel, Chapel Hill, Clevedon**

Description: Proposed erection of 3no. residential terraced dwellings on land to the rear of the existing public house, including the provision of parking, hard and soft landscaping and reconfiguration of the public house car park and garden.

Date of Appeal: 26 Feb 2024

Type of appeal: Written Representation

Case Officer: Anna Hayes

Appellant: Punch Partnerships (PML) Limited

12. Planning Application Number 23/P/0615/FUL

**Site: Highfield House, Wraxall Hill, Wraxall**

Description: Erection of a new dwelling on the site of a proposed agricultural building B (approved under application 20/P/2785/AGA) and the erection of a new agricultural building on the site of the existing agricultural building A (which has approval for conversion to residential use under application 21/P/1197/CQA)

Date of Appeal: 5 Mar 2024

Type of appeal: Written Representation

Case Officer: Neil Underhay

Appellant: Mr and Mrs Parsons

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

None

**Summary Performance April 23 – March 24**

Appeals received 43  
Appeals decided 32  
Appeals dismissed 25  
Percentage dismissed of appeals decided 78.1%

**Appeals Allowed April 23 – March 24**

Delegated Decision 7  
Committee Decision 0

**Costs awarded against the Council**

Delegated Decision: 0  
Committee decision: 0  
Total: 0

**Costs awarded to the Council**

Delegated Decision: 4