

**PLANNING AND REGULATORY COMMITTEE – 15 MAY 2024
REPORT OF THE DIRECTOR OF PLACE**

A - PLANNING APPEAL DECISIONS

1. 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

Recommendation: Refuse

Appeal Dismissed 12 Mar 2024

Type of appeal: Written Representation

Officer: Ellena Fletcher

Appellant: Mr Nick Bracey

The main issues that were identified by the Planning Inspector were 1) whether the development is inappropriate development within the Green Belt; 2) the effect of the development on the openness of the Green Belt; 3) whether the proposal is in an appropriate location for housing; 4) the effect of the proposal on biodiversity with particular regards to bats; 5) the effect of the proposal on trees; and 6) if the development is inappropriate, whether the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

2. Planning Application Number 21/P/3155/OUT

Site: The Woodspring, 238 High Street, Worle, Weston-super-Mare

Description: Outline application for the demolition of public house and erection of 10no. dwellings with new access off Station Road, parking and landscaping. Access, layout and scale for approval with appearance and landscaping reserved for subsequent approval.

Recommendation: Refuse

Appeal Dismissed 15 Mar 2024

Type of appeal: Written Representation

Officer: Emma Hawthorne

Appellant: Litfield Land Ltd

The main issue that was identified by the Planning Inspector was whether the benefit from providing 10 new homes would outweigh the loss of the heritage asset.

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3. 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.

Recommendation: Non Determination Appeal

Appeal Dismissed 20 Mar 2024

Type of appeal: Written Representation

Officer: Courteney Cox

Appellant: Mr James Palmer

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

4. Planning Application Number 23/P/1682/H2PA

Site: 38 Wrington Road, Congresbury

Description: Application to determine if prior approval is required for a proposal to construct a first floor extension (additional storey) to existing dwellinghouse, to a maximum height of 7 metres

Recommendation: Prior approval - required and refused

Appeal Allowed 12 Apr 2024

Type of appeal: Fast Track Appeal

Officer: Anna Hayes

Appellant: Mr Will Harraway

The main issue that was identified by the Planning Inspector was whether prior approval should be granted for the proposal having regard to the external appearance of the dwellinghouse.

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5. 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.

Recommendation: Approve

Appeal against condition 6

Appeal allowed with conditions 15 Apr 2024

Type of appeal: Written Representation

Officer: Anna Hayes

Appellant: Mr Daniel Downton

The main issue that was identified by the Planning Inspector was whether condition 6 satisfies the tests for planning conditions, having particular regard to the openness of the Green Belt and the character of the area.

6. 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.

Recommendation: Refuse

Appeal Dismissed 18 Apr 2024

Type of appeal: Written Representation

Officer: Courteney Cox

Appellant: Mr Furiad Ullah

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; and 2) the effect of the proposal on the provision of recreational open space in the area.

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B – PLANNING APPEALS RECEIVED SINCE LAST COMMITTEE

1. Planning Application Number 23/P/2474/PIP

Site: Land west of Bramley Rise, Tickenham

Description: Permission in Principle for the residential development of up to 4no. dwellings (minimum of 2no. and maximum of 4no.)

Date of Appeal: 25 Mar 2024

Type of appeal: Written Representation

Case Officer: Angela Norris

Appellant: Woodstock Homes (Construction) Ltd

2. Planning Application Number 23/P/1924/PIP

Site: Land east of Wood Lane, Wood Lane, Clapton-in-Gordano

Description: Permission in Principle for the erection of up to 5no. dwellings

Date of Appeal: 2 Apr 2024

Type of appeal: Written Representation

Case Officer: Angela Norris

Appellant: Mr David Withers

3. Planning Application Number 23/P/1140/FUL

Site: Rear of 41 Oxford Street, Weston-super-Mare

Description: Proposed change of use of existing meeting hall to create 1 no. three-bedroom dwelling including exterior alterations and demolition, new windows and doors, solar panels and sun tunnel.

Date of Appeal: 9 Apr 2024

Type of appeal: Written Representation

Case Officer: Anna Hayes

Appellant: Midas G + E Properties Ltd

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4. Planning Application Number 23/P/1983/FUL

Site: Sloughpitt Farm, Sandford Road, Winscombe

Description: Proposed conversion of 1no. existing dwelling into 2no. semi-detached cottages. Conversion of existing outbuilding and garage into 2no. bungalows. Works to include; demolition of existing link-extension and store at the East edge of the existing dwelling.

Date of Appeal: 19 Apr 2024

Type of appeal: Written Representation

Case Officer: Anna Hayes

Appellant: Mrs A Suik

5. Planning Application Number 23/P/2772/FUL

Site: Sloughpitt Farm, Sandford Road, Winscombe

Description: Proposed conversion of 1no. dwelling into 2no. Semi-detached cottages. Works to include; Demolition of existing rear and side extensions, raising of ridge height of proposed new cottage to match existing building and fenestration alterations at all alterations including the removal, replacement and installation of windows/doors.

Date of Appeal: 19 Apr 2024

Type of appeal: Written Representation

Case Officer: Anna Hayes

Appellant: Mrs A Suik

C- INQUIRIES/HEARINGS DATES AND VENUES

None

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Summary Performance April 23 – March 24

Appeals received 45
Appeals decided 35
Appeals dismissed 28
Percentage dismissed of appeals decided 80.0%

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

Summary Performance April 24 – March 25

Appeals received 3
Appeals decided 3
Appeals dismissed 1
Percentage dismissed of appeals decided 33.3%

Appeals Allowed April 24 – March 25

Delegated Decision 2
Committee Decision 0

Costs awarded against the Council

Delegated Decision: 0
Committee decision: 0
Total: 0

Costs awarded to the Council

Delegated Decision: 0