

**PLANNING AND REGULATORY COMMITTEE – 13 JULY 2016
REPORT OF THE DIRECTOR OF DEVELOPMENT AND ENVIRONMENT**

A - PLANNING APPEAL DECISIONS

PLANNING APPLICATION NO.	DETAILS OF PLANNING APPLICATION	OFFICERS' RECOMMENDATION OR DECISION IF DELEGATED	COMMITTEE DECISION IF RELEVANT	DECISION OF PLANNING INSPECTOR	MAIN ISSUES IDENTIFIED BY PLANNING INSPECTOR	CONTACT OFFICER
15/P/2429/CUPA	Prior approval for change of use from agricultural building and land to a dwellinghouse (Class C3) plus associated operational development comprising infill walls and replacement roof covering with zinc profile sheeting, Agricultural building to east of Helliars, Lower Strode Road, Clevedon Mr & Mrs J Buckingham	Refused	N/A	Dismissed 31 May 2016	Whether or not the development is permitted development under Schedule 2 of the GPDO 2015.	Judith Porter
2014/0569	Without planning permission the erection of a fence over 1 metre in height adjacent to a highway, Downs Farm, Downs Road, Dundry Mr M Pearce	Enforcement Notice	N/A	Dismissed 1 Jun 2016	1) Whether the proposal is inappropriate development for the purposes of the National Planning Policy Framework (NPPF) and development plan policy; 2) The effect of the proposal on the openness of the Green Belt and the character and appearance of the area; and 3) If the development is inappropriate, whether the harm by reason of	Tom Isbell

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					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	
2012/0372	Without planning permission the installation of UPVC windows to the front elevation of a property in the Banwell Conservation Area, contrary to an Article 4 direction removing permitted development rights for the replacement of windows, 2 West Street, Banwell Mr M Poole	Enforcement Notice	N/A	Dismissed 1 Jun 2016	Whether the windows have preserved or enhanced the character or appearance of the Banwell Conservation Area.	Tom Isbell
15/P/1121/F	Proposed siting of a kiosk for the sale of ice cream, pastries and refreshments (hot and cold drinks) following the removal of the existing mobile van, land at Harbour Road, Portishead Mrs G Amico	Approve	Refused	Dismissed 2 Jun 2016	The effect of the development on the open space of Pill Park.	Angela Norris
15/P/1162/F	Proposed reduction in height of existing boundary wall to 1.8m high /2.1 high including the	Refused	N/A	Dismissed 2 Jun 2016	Whether the proposed development would preserve or enhance the	Raheel Mahmood

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	coping due to structural issues. Part retrospective, 20 Old Street, Clevedon Enterprise Inns plc				character or appearance of the Clevedon Triangle Conservation Area.	
15/P/2625/F	Conversion and extension of existing barn (building 1) to dwelling. Erection of new dwelling following demolition of existing farm buildings (building 2). Erection of associated car port, Waits Farm, Knightcott Road, Banwell Messrs Mitchell & Curry	Refused	N/A	Dismissed 9 Jun 2016	The effect of the proposed development on the character and appearance of the site and the surrounding area.	Julie Walbridge
16/P/0404/ADV	Retrospective application for the display of 1 No. non illuminated projecting sign and 1 No. non-illuminated monolith sign, 12 Clevedon Road, Nailsea Houston Group Dental Practice	Refused	N/A	Split Decision 22 Jun 2016 Pole & panel sign to front allowed Panel sign to side of entrance dismissed Fastrack	The effect of the proposed, and the existing, signs on the character and appearance of the area.	Tom Isbell

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15/P/2348/F	Erection of a new dwelling, Brooklands, Hillyfields Way, Winscombe Westhay Properties Ltd	Refused	N/A	Allowed 23 Jun 2016	1) the character and appearance of the area; 2) the living conditions of future occupiers; and 3) trees located along the site's western boundary.	Raheel Mahmood
15/P/2739/F	Change of use of laundry and store to create a dwelling, Building to the rear of 17 Wadham Street, Weston-super-Mare Ms Oldnall	Refused	N/A	Dismissed 27 Jun 2016 Appellants costs application dismissed	The main issue is the implications of the proposal for the living conditions of: 1) the occupiers of the proposed dwelling and those of the occupiers of the residential accommodation at 4-8 Lower Church Road with particular regard to privacy, and 2) the occupiers of the proposed dwelling with particular regard to outlook, the provision of amenity space and safety.	Owen Gore

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B – PLANNING APPEALS RECEIVED SINCE LAST COMMITTEE

APPEALS REFERENCE	APPLICATION NO.	DETAILS OF APPLICATION	DATE OF APPEAL	DATE OF INQUIRY/ HEARING IF KNOWN	CONTACT OFFICER
APP/D0121/C/16/3150764	2015/0142	Without planning permission the erection of a front dormer extension, 3, Caveners Court Upper Bristol Road, Weston-Super-Mare Mr & Mrs Reynolds	17 Jun 2016	N/A	Raheel Mahmood
APP/D0121/D/16/3152347	16/P/0073/F	Erection of two storey rear extension and 2 No. windows to west elevation following the demolition of existing single storey rear utility block, Rose Farm, Barton Road, Winscombe Mr & Mrs D Woolway	23 Jun 2016 Fastrack	N/A	Steve McCarthy
APP/D0121/W/16/3150985	16/P/0150/O	Outline application for proposed residential development of up to 150 dwellings public open space, allotments, football pitches, changing facilities and ancillary works. All matters reserved for subsequent approval, land north of Oldmixon Road, Hutton, Weston-super-Mare SWSD, K Berkeley, S Gwynne-Jones & N Phippen	24 Jun 2016	Inquiry TBC	Sally Evans
APP/D0121/Z/16/3151716	16/P/0472/ADV	Display of 1no. illuminated pole sign, Pizza Hut, Weston Links, Weston-super-Mare Pizza Hut (UK) Ltd	27 Jun 2016 Fastrack	N/A	Steve McCarthy

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C- INQUIRIES/HEARINGS DATES AND VENUES

APPLICATION NO.	APPEALS REFERENCE	DETAILS OF APPLICATION	APPEAL TYPE	DATE OF INQUIRY/ HEARING	VENUE	CONTACT OFFICER
15/P/0248/O	APP/D0121/W/ 15/3138816	Outline planning permission with Environmental Statement for the erection of 155no. residential dwellings (including 30% affordable housing). Introduction of structural planting and landscaping, public open space, children's play area, surface water retention basin, vehicular access point from Knightcott Road, allotments, community orchard and associated ancillary works. All matters reserved with the exception of the main site access point, land South of Knightcott Road, Knightcott Road, Banwell Gladman Developments Ltd	Inquiry	20 - 23 Sept & 28 & 29 Sept 2016 (6 days)	New Council Chamber, Town Hall, Weston- super-Mare	Roger Willmot
15/P/0971/LDE	APP/D0121/X/ 15/3140722	Certificate of Lawful Use Existing for the erection of a single storey extension to the south elevation, Leigh Warren Bungalow, Abbots Leigh Road, Abbots Leigh Mr A Greene	Inquiry	2 & 3 Aug 2016	The Hive, Beaufighter Road, Weston- super-Mare	Louise Grover
15/P/0583/O	APP/D0121/W/ 15/3139633	Outline application for erection of up to 118no dwellings including 35no affordable housing units (30%) along with the provision of informal public open space, car parking, a new Community Hall, sports pitch, vehicular access from the A368 and associated works with details of access. All other details to be reserved for subsequent approval, land to the north-west of Sandford Primary, Off Greenhill Road, Sandford Strongvox Homes, Messrs Thatcher, Ms Thatcher, Messrs Lloyd & Messrs Westlake	Inquiry	2 – 5 Aug 2016 (4 days)	New Council Chamber, Town Hall, Weston- super-Mare	Andrew Stevenson

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15/P/0167/O	APP/D0121/W/ 16/3142927	Outline planning permission for the erection of up to no.79 open market and affordable dwellings, public open space and associated infrastructure. All matters reserved for subsequent approval except for means of access, land at Bleadon Hill, Bleadon Molwin Estates	Inquiry	29 Nov – 2 Dec 2016 (4 days)	New Council Chamber, Town Hall, Weston-super-Mare	Neil Underhay
16/P/0150/O	APP/D0121/W/ 16/3150985	Outline application for proposed residential development of up to 150 dwellings public open space, allotments, football pitches, changing facilities and ancillary works. All matters reserved for subsequent approval, land north of Oldmixon Road, Hutton, Weston-super-Mare SWSD, K Berkeley, S Gwynne-Jones & N Phippen	Inquiry	TBC	TBC	Sally Evans

Summary Performance Table April 16 – March 17

Appeals received	10
Appeals decided	16
Appeals dismissed	12
% dismissed of appeals decided	75%
Target	72% dismissed

Appeals Allowed April 16 – March 17

Delegated Decision	Committee Decision	Total
4	0	4

Costs awarded against the Council

Delegated Decision	Committee Decision	Total
0	0	0