

**PLANNING AND REGULATORY COMMITTEE – 10 AUGUST 2016  
REPORT OF THE DIRECTOR OF DEVELOPMENT AND ENVIRONMENT**

**A - PLANNING APPEAL DECISIONS**

PLANNING APPLICATION NUMBER	DETAILS OF PLANNING APPLICATION	OFFICERS' RECOMMENDATION OR DECISION IF DELEGATED	COMMITTEE DECISION IF RELEVANT	DECISION OF PLANNING INSPECTOR	MAIN ISSUES IDENTIFIED BY PLANNING INSPECTOR	CASE OFFICER
15/P/0515/CUPA	Prior approval for change of use from agricultural building and land to a single dwelling within use class C3 plus associated operational development comprising of works to convert dutch barn into a dwelling with corrugated cladding, doors and windows and replace corrugated roofing sheets, Dutch Barn at Watercress Farm, Upton Lane, Dundry Mr G Atwell	Refused	N/A	Dismissed 4 Jul 2016  Appellants cost application decision awaited	Whether or not the proposed development would constitute permitted development in respect of Class Q of the GPDO and, if it would, then whether or not it would require prior approval in respect of the accompanying conditions set out in paragraph Q.2.	Louise Grover
15/P/1753/F	Erection of new building to incorporate reception, office and manager's bungalow at Greencrest Caravan Storage, land at Haybow Farm, Haybow, Hewish, Puxton Greencrest Storage	Refused	N/A	Dismissed 18 Jul 2016  Appellants costs application dismissed	1) Whether the proposal is for sustainable development in a rural area; and 2) Whether the proposal represents an appropriate form of development having regard to its flood zone location and the provisions of the National Planning Policy Framework (the Framework).	Angela Norris

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15/P/1529/F	Conversion of existing golf clubhouse with ancillary manager's accommodation to residential, Bleadon Hill Golf Club, Haywood Park, Roman Road, Bleadon Mr P Coleman	Approve	Refused	Allowed 22 Jul 2016	The effect of the proposal on the rural economy of the area	Karen Bartlett
15/P/0660/F	Retention of temporary facilities at the golf course (pursuant to previous temporary permission 12/P/0418/F) as a permanent facility including existing building and the formation of car park area and access track, Agricultural Barn, Roman Road, Bleadon Mr P Coleman	Approve	Approved  Permission now permanent for golf club building	Allowed 22 Jul 2016	Whether the disputed condition is reasonable and necessary having regard to national and local planning policies which seek to conserve landscape and scenic beauty in Areas of Outstanding Natural Beauty (AONB)	

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

<b>APPEALS REFERENCE</b>	<b>APPLICATION NO.</b>	<b>DETAILS OF APPLICATION</b>	<b>DATE OF APPEAL</b>	<b>DATE OF INQUIRY/ HEARING IF KNOWN</b>	<b>CONTACT OFFICER</b>
APP/D0121/W/16/3151660	15/P/0983/O	Outline application with all matters reserved except access for up to 50 no. dwellings with associated parking, hard/soft landscaping and open space, drainage and infrastructure, land at Wentwood Drive, Weston-super-Mare Coldharbour Land Ltd	1 Jul 2016	N/A	Neil Underhay
APP/D0121/W/16/3151600	15/P/2828/O	Outline application for the erection of up to 50 residential dwellings (including up to 30% affordable housing), structural planting and landscaping, informal public open space, surface water attenuation, vehicular access point from Wrington Lane and associated ancillary works. All matters reserved with the exception of the main site access point, land off Wrington Lane, Congresbury Gladmans Ltd	4 Jul 2016	TBC	Andrew Stevenson
APP/D0121/D/16/3152223	16/P/0123/F	Erection of a two storey extension to the south elevation, Walnut Barn, 48 Church Lane, Hutton Mr M Orchard	8 Jul 2016  Fastrack	N/A	Angela Norris
APP/D0121/W/16/3152680	16/P/0140/F	Change of use from guesthouse (C1) to House in Multiple Occupation (sui generis) with 11no. bedrooms and shared facilities, 49 Walliscote Road, Weston-super-Mare Goldsmith Property	19 Jul 2016	N/A	Angela Norris

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

<b>APPLICATION NO.</b>	<b>APPEALS REFERENCE</b>	<b>DETAILS OF APPLICATION</b>	<b>APPEAL TYPE</b>	<b>DATE OF INQUIRY/ HEARING</b>	<b>VENUE</b>	<b>CONTACT OFFICER</b>
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/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

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**Summary Performance Table April 16 – March 17**

Appeals received	14
Appeals decided	20
Appeals dismissed	14
% dismissed of appeals decided	70%
Target	> 72% dismissed

**Appeals Allowed April 16 – March 17**

<b>Delegated Decision</b>	<b>Committee Decision</b>	<b>Total</b>
4	2	6

**Costs awarded against the Council**

<b>Delegated Decision</b>	<b>Committee Decision</b>	<b>Total</b>
0	0	0