

**PLANNING AND REGULATORY COMMITTEE – 14 SEPTEMBER 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
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 Woolway	Refused	N/A	Allowed 28 Jul 2016 Fastrack	The effect of the proposed extension on the traditional farmhouse character of Rose Farm and on the Mendip Hills Area of Outstanding Natural Beauty; and whether or not it would preserve the setting of West End Farmhouse, a Grade II Listed Building.	Steve McCarthy
15/P/0971/LDE	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	Refused	N/A	Allowed 24 August 2016 Appellants & Councils costs application refused	Whether the Council's refusal to grant a certificate was well founded, with particular regard to whether the extension would be within the residential curtilage of the bungalow, whether the south elevation to which it would be attached is the principal elevation for the purposes of the 1995 GPDO and, if the appeal were to succeed, the scope of works that would be granted a LDC.	Louise Grover

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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/W/16/3153111	16/P/1290/PDA	Prior Notification for the erection of an agricultural building for the storage of hay, feed and farm equipment, Land adjacent to rear of Wick St Lawrence Village Hall, Wick Road, Wick St Lawrence Mr H Gibbons	11 Aug 2016	N/A	Sam Watson
APP/D0121/W/16/3155032	15/P/1646/O	Outline planning application with all matters reserved for subsequent approval for a residential development of up to 250 dwellings and associated infrastructure, land to the south of Wolvershill Road, Banwell, Weston-super-Mare Mead Realisations Ltd	11 Aug 2016	TBC	Neil Underhay
APP/D0121/C/16/3155197	2016/0203	Without Planning Permission, the change of use of the land from agriculture to a mixed use of agriculture and the parking of vehicles unconnected with the agricultural use of the land, Land north of Newditch Farm, Potters Hill, Felton Mr A Gibbs, Mr C Williams, Mr C Vowles, Mrs V Gibbs & Trustees of Barrow Trust	11 Aug 2016	N/A	Karen Bartlett
APP/D0121/W/16/3153415	16/P/0579/F	Retrospective application to make 12 x 15 m area of field (already used for horse turnout) into all weather surface for horse turnout. Remove topsoil, add stone (approx 3 ins depth) and sand (approx 4-5 ins). Add 12 m post and rail fence inc gate, Hengaston Barn, Gatcombe Lane, Long Ashton Dr A Whalley	12 Aug 2016	N/A	Tom Isbell

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APP/D0121/W/16/3154548	15/P/2615/F	Erection of 1no. new dwelling following the demolition of existing garage and outbuildings, land at 5 Patch Croft, Clevedon Mr S Edwards	12 Aug 2016	N/A	Julie Walbridge
APP/D0121/D/16/3155350	16/P/0706/MMA	Minor Material Amendment to vary condition No.6 of 14/P/0860/F (Erection of single and two storey extensions, raise level of roof, construction of dormer windows and balcony and erection of a conservatory) to allow for the addition of a dormer window in the pitched roof on the north elevation, 53a Dial Hill Road, Clevedon Mr & Mrs Macleod	18 Aug 2016 Fastrack	N/A	Angela Norris
APP/D0121/C/16/3156081	2011/0706	Without planning permission the change of use of the land from agriculture to a mixed use of agriculture, the storage of containers/lorry bodies, touring caravan, vehicles and the parking of vehicles unconnected with the agricultural use of the land, Gatcombe Farm, West Hay Road, Wrington Cindabi International Ltd	19 Aug 2016	TBC	Karen Bartlett
APP/D0121/C/16/3156082	2016/0242	Without planning permission the change of use of the land and building from an agricultural use to an industrial use including car repairs and paint spraying and the storage and parking of cars, Unit 21, Gatcombe Farm Cindabi International Ltd, Mr P Manning, Mr A J Smith	19 Aug 2016	TBC	Karen Bartlett
APP/D0121/C/16/3156085	2016/0243	Without planning permission the change of use of the land and building from an agricultural use to the use of the land and building for the storage of equipment for an event production business including an ancillary office	19 Aug 2016	TBC	Karen Bartlett

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		and workshop, and the storage of caravans and vehicles, the storage of a truck stage and containers and the parking of vehicles unconnected with the agricultural use, Unit 50, Gatcombe Farm Cindabi International Ltd, Mr P Rose			
APP/D0121/C/16/3156087	2016/0244	Without planning permission the change of use of the land and building from an agricultural use to a mixed industrial use for a blacksmith business and jewellery making including the siting of a caravan for ancillary office use, the storage of a touring caravan and other vehicles, the siting of containers and the parking of cars unconnected with the agricultural use, Unit 30-49, Gatcombe Farm Cindabi International Ltd, Mr G Price, Ms K Wood	19 Aug 2016	TBC	Karen Bartlett
APP/D0121/C/16/3156087	2016/0245	Without planning permission the change of use of the land from an agricultural use to the use of the land and buildings for industrial uses the repair of vehicles and other machinery and the storage and parking of vehicles unconnected with the agricultural use of the land, Unit 70, Gatcombe Farm Cindabi International Ltd, Mr D Farrington	19 Aug 2016	TBC	Karen Bartlett
APP/D0121/C/16/3156093	2016/0246	Without planning permission the change of use of the land and buildings from an agricultural use to a mixed use of agriculture, metalwork, carpentry, vehicle maintenance, art installation storage (units 99 and 100 identified on the attached plan), the use of the buildings for residential use (unit 67 and 68 identified on the	19 Aug 2016	TBC	Karen Bartlett

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		attached plan), the siting of converted vehicles and caravans for residential use, storage and a site office, the storage and parking of vehicles unconnected with the agricultural use and the use of the land and buildings for miscellaneous storage, Top Yard, Gatcombe Farm Cindabi International Ltd, Mr J Williams, Mr P Revell, Ms M Harris			

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/0167/O	APP/D0121/W/16/3142927	Outline planning permission for the erection of up to no.79 open market and affordable dwellings, public	Inquiry	29 Nov – 2 Dec 2016	New Council	Neil Underhay

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		open space and associated infrastructure. All matters reserved for subsequent approval except for means of access, land at Bleadon Hill, Bleadon Molwin Estates		(4 days)	Chamber, Town Hall, Weston-super-Mare	
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	17-20 & 24 Jan 2017	New Council Chamber, Town Hall, Weston-super-Mare	Sally Evans
15/P/2828/O	APP/D0121/W/16 /3151600	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	Inquiry	28-31 Mar & 4-5 Apr 2017	TBC	Andrew Stevenson
15/P/0983/O	APP/D0121/W/16 /3151660	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	Hearing	8 Nov 2016	TBC	Neil Underhay
15/P/1646/O	APP/D0121/W/16 /3155032	Outline planning application with all matters reserved for subsequent approval for a residential development of up to 250 dwellings and associated infrastructure,	Inquiry	TBC	TBC	Neil Underhay

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		land to the south of Wolvershill Road, Banwell, Weston-super-Mare Mead Realisations Ltd				

Summary Performance Table April 16 – March 17

Appeals received	26
Appeals decided	22
Appeals dismissed	14
% dismissed of appeals decided	63.6%
Target	72% dismissed

Appeals Allowed April 16 – March 17

Delegated Decision	Committee Decision	Total
6	2	8

Costs awarded against the Council

Delegated Decision	Committee Decision	Total
0	0	0