

**PLANNING AND REGULATORY COMMITTEE – 12 OCTOBER 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
2015/0430	Without planning permission the replacement of traditional timber windows with double glazed windows, Bridge House, High Street, Congresbury Mr Morris	Enforcement Notice	N/A	Dismissed 1 Sep 2016	Appearance and character of the conservation area	Tom Isbell
15/P/1652/F	Erection of a detached dwelling with associated car parking and garden following demolition of existing garage, 83 Claverham Road, Claverham Mr W Howard	Refused	N/A	Dismissed 6 Sep 2016 Appellants costs application refused	1) the character and appearance of the area; 2) the living conditions of the occupiers of neighbouring dwellings, with regard to privacy and outlook.	Judith Porter
2015/0542	Without planning permission the change of use of land from residential use to mixed use for residential use and the siting of an independent residential static caravan, Alveare, Bridgwater Road, Dundry Mr J Fry	Enforcement Notice	N/A	Dismissed 20 Sep 2016	Breach of Planning Control	Tom Isbell

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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/16/3153935	15/P/0315/0	Residential development of up to 220 new dwellings with supporting infrastructure and facilities including the demolition of 56 Farleigh Road, creation of new vehicular access from Farleigh Road, open space, landscaping, drainage infrastructure and other enabling works, Land at Farleigh Fields and 54, 56 & 58, Farleigh Road, Backwell Charles Church Developments Ltd	31 Aug 2016	Inquiry TBC	David Tate
APP/D0121/W/16/3153177	16/P/0562/F	Retrospective application for the conversion of former Farm Cottage to form new self-contained residential dwelling, The Farm Cottage, Yew Tree Farm, Duck Lane, Langford Mr & Mrs Chaplin	22 Sep 2016	N/A	Tom Isbell
APP/D0121/W/16/3154825	14/P/2752/F	Erection of a two storey rear extension to care home to create 15 additional bedrooms, 14 Clarence Road South, Weston-super-Mare Solomon Care Ltd	26 Sep 2016	Hearing TBC	Judith Porter

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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/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 & 9 November 2016	Weston-super-Mare Football Club, Winterstoke Road	Neil Underhay
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	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

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15/P/0315/O	APP/D0121/W/ 16/3153935	Residential development of up to 220 new dwellings with supporting infrastructure and facilities including the demolition of 56 Farleigh Road, creation of new vehicular access from Farleigh Road, open space, landscaping, drainage infrastructure and other enabling works, Land at Farleigh Fields and 54, 56 & 58, Farleigh Road, Backwell Charles Church Developments Ltd	Inquiry	9 May 2017 (4 days)	TBC	David Tate
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, land to the south of Wolvershill Road, Banwell, Weston-super-Mare Mead Realisations Ltd	Inquiry	16 May 2017 (4 days)	TBC	Neil Underhay
1) 2011/0706	APP/D0121/C/ 16/3156081	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 Cindabi International Ltd	Inquiry	TBC	TBC	Karen Bartlett
2) 2016/0242	APP/D0121/C/ 16/3156082	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 Cindabi International Ltd, Mr P Manning, Mr A J Smith				
3) 2016/0243	APP/D0121/C/ 16/3156085	Without planning permission the change of use of the land and building from an agricultural use to the use of				

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4) 2016/0244	APP/D0121/C/16/3156087	<p>the land and building for the storage of equipment for an event production business including an ancillary office 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 Cindabi International Ltd, Mr P Rose</p> <p>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 Cindabi International Ltd, Mr G Price, Ms K Wood</p>				
5) 2016/0245	APP/D0121/C/3156090	<p>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 Cindabi International Ltd, Mr D Farrington</p>				
6) 2016/0246	APP/D0121/C/3156093	<p>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</p>				

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		<p>identified on the attached plan), the use of the buildings for residential use (unit 67 and 68 identified on the 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 Cindabi International Ltd, Mr J Williams, Mr P Revell, Ms M Harris</p> <p>Land at Gatcombe Farm, West Hay Road, Wroughton</p>				

Summary Performance Table April 16 – March 17

Appeals received	29
Appeals decided	25
Appeals dismissed	17
% dismissed of appeals decided	68.0%
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