

**PLANNING AND REGULATORY COMMITTEE – 14 DECEMBER 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/2614/F	Erection of 1no. new dwelling following the demolition of existing garage and outbuildings, land at 5 Patch Croft, Clevedon Mr S Edwards	Refused	N/A	Dismissed 4 Nov 2016	Whether the appeal proposal would provide wider sustainability benefits that outweigh the flood risk	Julie Walbridge
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., Hengaston Barn, Gatcombe Lane, Long Ashton Dr A Whaley	Approve	Refused	Allowed 4 Nov 2016  Appellants Costs application refused	The effect of the development on the living conditions of neighbouring residents at Rudge Farm, with particular regards to odour and disturbance	Tom Isbell
15/P/2752/O	Outline planning application for the erection of up to 44 no. dwellings etc, land east of Wolvershill Road, between Orchard Close and Godling Lane, Banwell Strongvox Homes and SM & BR Worth	Non-Determination	Would have approved if before committee	Appeal Withdrawn by appellant	N/A	Sally Evans

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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/16/3158146	16/P/0423/F	Erection of an agricultural workers dwelling, land off Wrington Road, Congresbury Mr A Harraway	27 Oct 2016	Hearing 13 Dec 2016	Judith Porter
APP/D0121/D/16/3158803	16/P/1048/F	Two storey side extension, 22 St Peters Road, Portishead Mr P Berry	28 Oct 2016  Fastrack	N/A	Sam Watson
APP/D0121/D/16/3160448	16/P/1267/F	Conversion of garage to provide additional living space and annex accommodation at first floor level, West Hill House, West Hill, Wraxall Mr & Mrs Hughes	3 Nov 2016  Fastrack	N/A	Sam Watson
APP/D0121/W/16/3160755	16/P/1325/F	Erection of 2no. single storey dwellings and associated works comprising of the widening of the existing access from Ash Hayes Drive, hardsurfaced driveway and turning area and the erection of two car ports, 8 Mayfair Avenue, Nailsea Porthurst Ltd	7 Nov 2016	N/A	Julie Walbridge
APP/D0121/D/16/3160291	16/P/1219/F	Erection of a single storey extension to rear of dwelling, Walnut Barn, 48 Church Lane, Hutton Mr M Orchard	8 Nov 2016  Fastrack	N/A	Angela Norris

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APP/D0121/C/16/3158419	2016/0103 Enforcement Notice	Without planning permission the change of use of the land and buildings from a public house and ancillary car park to a mixed use of a public house and ancillary car park and vehicle reception facility for airport customers including an office and car parking for vehicles not associated with the use of the public house, airport transfers for airport customers and the movement of customers vehicles to other sites, The Bungalow Inn, Kingdown Road, Butcombe Mr G L Wedlake	10 Nov 2016	N/A	Karen Bartlett
APP/D0121/W/16/3158802	16/P/1217/F	Erection of a single storey side and rear extension following demolition of existing garage, conservatory and shed, 13 Ashford Road, Redhill Mr & Mrs Downton	11 Nov 2016	N/A	Sam Watson

**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>
16/P/0423/F	APP/D0121/W/ 16/3158146	Erection of an agricultural workers dwelling, land off Wrington Road, Congresbury Mr A Harraway	Hearing	13 Dec 2016	The Campus, Weston- super-Mare	Judith Porter
16/P/0150/O	APP/D0121/W/ 16/3150985	Outline application for proposed residential development of up to 150 dwellings etc, 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, WsM	Sally Evans
15/P/2828/O	APP/D0121/W/ 16/3151600	Outline application for the erection of up to 50 residential dwellings etc, 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 (6 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 the land and building for the storage of equipment for an				

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4) 2016/0244	APP/D0121/C/16/3156087	<p>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 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</p>				

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		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  Land at Gatcombe Farm, West Hay Road, Wroughton				

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

Appeals received	29
Appeals decided	30
Appeals dismissed	19
% dismissed of appeals decided	63.3%
Target	72% dismissed

**Appeals Allowed April 16 – March 17**

<b>Delegated Decision</b>	<b>Committee Decision</b>	<b>Total</b>
7	4	11

**Costs awarded against the Council**

<b>Delegated Decision</b>	<b>Committee Decision</b>	<b>Total</b>
1	0	1