

**PLANNING AND REGULATORY COMMITTEE – 11 JANUARY 2017
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/0472/ADV	Display of 1no. illuminated pole sign, Pizza Hut, Weston Links, Weston-super-Mare. Pizza Hut (UK) Ltd	Refused	N/A	Allowed 1 Dec 2016	The effect of the advertisement on the character and appearance of the surrounding area.	Steve McCarthy
15/P/0983/O	Outline application for up to 50 no. dwellings etc, land at Wentwood Drive, Weston-super-Mare Coldharbour Land Ltd	Approve	Refused	Allowed 2 Dec 2016	The effect on the character and appearance of the area, including views towards the Mendip Hills Area of Outstanding Natural Beauty (AONB); and whether future occupants would be unduly reliant on private vehicles for accessing day to day services and facilities.	Neil Underhay
16/P/1290/PDA	Prior Notification for the erection of an agricultural building land adjacent to rear of Wick St Lawrence Village Hall, Wick Road, Wick St Lawrence Mr H Gibbons	Refused	N/A	Allowed 15 Dec 2016	1) Whether the LPA made a determination as to the need for Prior Approval within the 28-day statutory period; and 2) if not, whether or not Prior Approval should be with particular regard to whether or not the development proposed would preserve the setting of nearby Grade II* and II listed buildings.	Sam Watson

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15/P/2865/F	Erection of 2no. dwellings and detached garages, Land between 145 and 147 Oldmixon Road, Hutton, Weston-super-Mare Mr D Patch	Refused	N/A	Dismissed 16 Dec 2016	1) whether the proposals may be considered compatible with a sustainable pattern of development with specific regard to access to local services and facilities and 2) whether the proposals would cause harm to the identity, landscape character and setting of Hutton and Weston-super-Mare (WsM) and, by reason of their layout within the development site, whether they would also harm the character and appearance of the area.	Angela Norris
2015/0142	Without planning permission the erection of a front dormer extension, 3 Caveners Court, Upper Bristol Road, Weston-super-Mare Mr & Mrs Reynolds	Enforcement Notice	N/A	Dismissed 12 Dec 2016	Breach of planning control	Raheel Mahmood

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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	Refused	N/A	Allowed 20 Dec 2016	The converted garage would be the size of a small dwelling. The Inspector concluded that policy DM43 (which restricts detached annexes in the countryside) did not apply as the accommodation would be used by guests, rather than dependent relatives.	Sam Watson
16/P/1048/F	Two storey side extension, 22 St Peters Road, Portishead Mr P Berry	Refused	N/A	Dismissed 23 Dec 2016	The effect of the proposed development on the character and appearance of St Peters Road.	Sam Watson

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/16/3158263	2016/0301 Enforcement Notice	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, Barrow Fields, Dial Lane, Felton Mr G L Wedlake	29 Nov 2016	N/A	Karen Bartlett

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APP/D0121/W/16/3162148	15/P/2420/F	Change of use from service station with forecourt facilities to service station with forecourt facilities and 2 no. A5 hot food takeaways and 1 no. retail unit. Installation of new shopfronts, Locking Service Station, Locking Moor Road, Weston-super-Mare Mr G Ellis	9 Dec 2016	N/A	Raheel Mahmood
APP/D0121/W/16/3164889	16/P/1813/F	Conversion of ground floor under-croft into self-contained residential flat, 21 - 25 Old Church Road, Clevedon Kerdene Ltd	20 Dec 2016	N/A	Dominic Battrick
APP/D0121/D/16/3162920	16/P/2287/F	Erection of first floor extension above existing garage and single storey rear extension, 39 Wren Gardens, Portishead Mr C Allen	22 Dec 2016 Fastrack	N/A	Steve McCarthy

C- INQUIRIES/HEARINGS DATES AND VENUES

APPLICATION NO.	APPEALS REFERENCE	DETAILS OF APPLICATION	APPEAL TYPE	DATE OF INQUIRY/ HEARING	VENUE	CONTACT OFFICER
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	Inquiry	28-31 Mar & 4-5 Apr 2017	TBC	Andrew Stevenson

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		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				
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	14 March 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				

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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 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				
4) 2016/0244	APP/D0121/C/16/3156087	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				
5) 2016/0245	APP/D0121/C/3156090	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				
6) 2016/0246	APP/D0121/C/3156093	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				

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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, Wrington</p>				

Summary Performance Table April 16 – March 17

Appeals received	33
Appeals decided	37
Appeals dismissed	22
% dismissed of appeals decided	59.5%
Target	72% dismissed

Appeals Allowed April 16 – March 17

Delegated Decision	Committee Decision	Total
10	5	15

Costs awarded against the Council

Delegated Decision	Committee Decision	Total
1	1	2