

**PLANNING AND REGULATORY COMMITTEE – 8 FEBRUARY 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/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	Refused	N/A	Allowed 29 Dec 2016	1) Whether the proposal would be at a suitable location having regard to the development plan and national policies for rural housing; and 2) The effect of the proposal on the living conditions of future occupants in relation to its proximity to a working farm and having regard to odour and insects.	Chris Nolan
16/P/0123/F	Erection of a two storey extension to the south elevation, Walnut Barn, 48 Church Lane, Hutton Mr M Orchard	Refused	N/A	Allowed 13 Jan 2017 Fastrack	1) the effect of the proposed extension on the character and appearance of the host building; 2) the effect of the proposal on the character and appearance of the area having particular regard to the site's location in relation to the Hutton Conservation Area; and 3) whether the proposal would preserve the setting of listed buildings.	Angela Norris
14/P/2752/F	Erection of a two-storey rear extension to care home to create 15 additional bedrooms,	Refused	N/A	Dismissed 16 Jan 2017	The effect of the proposal on the character and appearance of the area having particular	Judith Porter

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	14 Clarence Road South Weston-super-Mare Soloman Care Limited				regard to the site's location in relation to the Conservation Area	
16/P/2287/F	Erection of first floor extension above existing garage and single storey rear extension, 39 Wren Gardens, Portishead Mr C Allen	Refused	N/A	Dismissed 19 Jan 2017 Fastrack	The effect of the proposed development on the living conditions of neighbouring residential occupiers with particular reference to privacy.	Steve McCarthy
16/P/1257/F	Erection of a 3no bedroom dwelling with integral garage. Creation of a vehicular access into Station Road, Triangle of land off Station Road, (opposite Ash Hayes Road, Nailsea Orca Investments limited	Refused	N/A	Dismissed 20 Jan 2017	The effect of the proposed dwelling on the character and appearance of the area.	Judith Porter

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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/D/16/3164878	16/P/2033/F	Extension and conversion of loft to create a first floor level with a gabled roof to front and rear elevations and a two storey side extension of the existing house.Extension of existing roof, 29 Dial Hill Road,Clevedon Mr A Neads	3 Jan 2017 Fastrack	N/A	Sam Watson
APP/D0121/D/16/3162434	16/P/2028/F	Loft conversion incorporating rear dormer, 2 Uphill Road South, Uphill, Weston-super-Mare Mr & Mrs Phillips	3 Jan 2017 Fastrack	N/A	Steve McCarthy
APP/D0121/X/16/3158051	16/P/0942/LDE	Certificate of Lawful use existing for the continued use as residential leisure within area outlined in red on site plan ancillary to the use of number 82 Clevedon Road as a dwellinghouse, South-View Farm, 82 Clevedon Road, Tickenham Mr Withers	3 Jan 2017	N/A	Louise Grover
APP/D0121/D/16/3161375	16/P/1962/F	Erection of a garage with annex above with access via an external staircase following demolition of existing garage, Ground Floor, 5 Eastcombe Road, Weston-super-Mare Mr Buckley	4 Jan 2017 Fastrack	N/A	Steve McCarthy
APP/D0121/X/16/3164908	16/P/0862/LDE	Certificate of lawfulness for the existing use of land as B1, B2, B8 and ancillary residential use, Gatcombe Farm, West Hay Road, Wroughton Cindabi (International) Ltd	13 Jan 2017	TBC	Karen Bartlett

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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/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 (8 days)	New Council Chamber, Town Hall, Weston-super-Mare	David Tate
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 (6 days)	New Council Chamber, Town Hall, Weston-super-Mare	Andrew Stevenson
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

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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 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				

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6) 2016/0246	APP/D0121/C/ 3156093	<p>unconnected with the agricultural use of the land, Unit 70, Cindabi International Ltd, Mr D Farrington</p> <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 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>				
7) 16/P/0862/LDE	APP/D0121/X/ 16/3164908	<p>Certificate of lawfulness for the existing use of land as B1, B2, B8 and ancillary residential use, Gatcombe Farm, West Hay Road, Wrington Cindabi (International) Ltd</p> <p>Land at Gatcombe Farm, West Hay Road, Wrington</p>				

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Summary Performance Table April 16 – March 17

Appeals received	38
Appeals decided	42
Appeals dismissed	25
% dismissed of appeals decided	59.5%
Target	72% dismissed

Appeals Allowed April 16 – March 17

Delegated Decision	Committee Decision	Total
12	5	17

Costs awarded against the Council

Delegated Decision	Committee Decision	Total
1	1	2