

**PLANNING AND REGULATORY COMMITTEE – 8 MARCH 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/0423/F	Erection of an agricultural workers dwelling, land off Wrington Road, Congresbury Mr A Harraway	Refused	N/A	Allowed 25 Jan 2017	1) the effect of the proposal on the openness of the Green Belt; 2) the effect on the character and appearance of the area, and; 3) whether the harm by reason of inappropriateness, and any other harm, are clearly outweighed by other considerations so as to amount to the very special circumstances necessary to justify the development.	Judith Porter
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	Enforcement Notice	N/A	Dismissed 31 Jan 2017 Councils costs application – partial award of costs	1) whether the development would be inappropriate in the Green Belt having regard to the National Planning Policy Framework [“the Framework”] and any relevant DP policies which, in this instance, require an assessment of the effect on the openness and purposes of the Green Belt; 2) whether the development would be likely to add to the length and number	Karen Bartlett

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					of vehicle trips to the airport unconnected with public transport options and; 3) whether the harm by reason of inappropriateness, and any other harm, would be clearly outweighed by other considerations so as to amount to the very special circumstances required to justify the development.	
16/P/0140/F	Change of use from guesthouse (C1) to House in Multiple Occupation (sui generis) with 11no. bedrooms and shared facilities, 49 Walliscote Road, Weston-super-Mare Goldsmith Property	Refused	N/A	Dismissed 3 Feb 2017	The effect of the proposal on the character and appearance of the surrounding area.	Angela Norris
16/P/0346/F	The demolition of stone barn store and construction of a detached dwelling and garage, 83 Claverham Road, Claverham Mr W Howard	Refused	N/A	Dismissed 8 Feb 2017 Councils costs application – full	1) the effect of the proposal upon the character and appearance of the area; 2) the effect of the proposal upon protected species and; 3) whether, taking account of local housing needs, any adverse impacts would	Judith Porter

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				award of costs	significantly and demonstrably outweigh any benefits of the proposal (the planning balance).	
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	Refused	N/A	Dismissed 17 Feb 2017 Appellants costs application still awaited	Whether the proposal would result in a dwelling of an appropriate size for a rural worker's dwelling.	Sam Watson
16/P/0859/F	Erection of a hotel following demolition of existing public house, The Bungalow Inn, Kingdown Road, Butcombe Mr G Wedlake	Approve	Refused	Dismissed 17 Feb 2017 Appellants costs application – partial award of costs on Highway grounds	1) Whether the proposal would be inappropriate development in the Green Belt having regard to the National Planning Policy Framework (the Framework) and any relevant development plan policies; 2) the effect of the proposal on the openness of the Green Belt and the purposes for including land within it; 3) the effect of the proposal on highway safety; and 4) if the development is inappropriate,	Mike Cole

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					whether the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations so as to amount to the very special circumstances necessary to justify the development.	

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/17/3166406	16/P/1768/F	Change of use from residential dwelling (C3) to office and storage (B1) associated with the use of the adjacent rehabilitation facility, 43 Beechmount Close, Weston-super-Mare Partnership in Care (2016) Ltd	2 Feb 2016	N/A	Owen Gore
APP/D0121/D/17/3166409	16/P/1596/F	Erection of a two storey rear extension and a loft conversion, 10 Parkhurst Road, Weston-super-Mare Mr K Roberts	10 Feb 2017 Fastrack	N/A	Owen Gore
APP/D0121/D/17/3166435	16/P/1809/F	Retrospective application for flue on front of house, 77 Woodacre, Portishead Mr N Birleson	10 Feb 2016 Fastrack	N/A	Anna Hayes

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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)	The Campus, Highlands Lane, Weston-super-Mare	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	Inquiry	TBC	TBC	Karen Bartlett

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2) 2016/0242	APP/D0121/C/16/3156082	Cindabi International Ltd 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				

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6) 2016/0246	APP/D0121/C/ 3156093	<p>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> <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	41
Appeals decided	48
Appeals dismissed	30
% dismissed of appeals decided	62.5%
Target	72% dismissed

Appeals Allowed April 16 – March 17

Delegated Decision	Committee Decision	Total
13	5	18

Costs awarded against the Council

Delegated Decision	Committee Decision	Total
1	2	3