

**PLANNING AND REGULATORY COMMITTEE – 12 APRIL 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/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 C Buckley	Refused	N/A	Allowed 23 Feb 2017 Fastrack	The effect of the proposal on the character and appearance of the surrounding residential area.	Steve McCarthy
16/P/2028/F	Loft conversion incorporating rear dormer, 2 Uphill Road South, Uphill, Weston-super-Mare Mr & Mrs Phillips	Refused	N/A	Dismissed 27 Feb 2017 Fastrack	The effect of the proposal on the character and appearance of the area, including the Uphill North Conservation Area and the setting of St Nicholas Church, a Grade II listed building.	Steve McCarthy
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 Needs	Refused	N/A	Allowed 27 Feb 2017 Fastrack	The effect of the proposal upon the character and appearance of the Clevedon Conservation Area and the setting of a group of nearby Grade II listed buildings running between Nos 25-43 (odd) Hill Road, including the United Reformed Church and Church Hall.	Sam Watson
15/P/0167/O	Outline planning permission for the erection of up to no.79	Non-Determination	Would have	Dismissed 2 Mar	The effect of the development on the character and	Neil Underhay

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	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 Ltd		Refused	2017	appearance of the area having particular regard to the effect on landscape character; and whether or not the site would be a suitable location for the proposed development having particular regard to the accessibility of local services and facilities and the highway conditions for all road users.	
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	Approve	Refused	Allowed 6 Mar 2017 Appellants costs decision refused	The main issues are the effect of the proposal on the character and appearance of the area and on highway safety.	Julie Walbridge
16/P/1813/F	Conversion of ground floor under-croft into self-contained residential flat, 21 - 25 Old Church Road, Clevedon Kerdene Ltd	Refused	N/A	Allowed 7 Mar 2017	Whether the proposal would be at risk from flooding.	Dominic Battrick
15/P/2420/F	Change of use from service station with forecourt facilities	Refused	N/A	Allowed 16 Mar	The main issue in this appeal is the effect of the proposed	Raheel Mahmood

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	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, Locking Mr G Ellis			2017	development on highway and pedestrian safety.	
16/P/1596/F	Erection of a two storey rear extension and a loft conversion, 10 Parkhurst Road, Weston-super-Mare Mr K Roberts	Refused	N/A	Dismissed 21 Mar 2017 Fastrack	The effect of the proposal on the living conditions of the occupants of 8 Parkhurst Road with particular regard to light and outlook, and the effect of the proposed roof and dormer structure on the character and appearance of the host dwelling and wider area.	Owen Gore
16/P/1809/F	Retrospective application for flue on front of house, 77 Woodacre, Portishead Mr N Birleson	Refused	N/A	Dismissed 21 Mar 2017	Its effect on the character and appearance of the host dwelling and surrounding area.	Anna Hayes

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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/17/3168657	16/P/2225/F	Change of use of five car parking spaces to hand car wash area, Car Park Area, Crown Glass Shopping Centre, Crown Glass Place, Nailsea Gertlush Ltd	23 Feb 2017	N/A	Julie Walbridge
APP/D0121/W/16/3166147	16/P/1291/O	Outline planning permission for the erection of up to 59 dwellings with access for approval. Appearance, landscaping, layout and scale reserved for subsequent approval, land at Cox's Green, Wrington Redcliffe Homes Ltd	27 Feb 2017	TBC	Andrew Stevenson
APP/D0121/W/17/3169945	16/P/1863/F	Erection of new dwelling on vacant site, land adjacent to 98 Hillside Road, Portishead Mr T Blunden	13 Mar 2017	N/A	Dominic Battrick
APP/D0121/W/16/3161702	16/P/1518/O	Outline planning permission for the erection of a detached dwelling with all matters reserved for subsequent approval, land at The White House, Bristol Road, Congresbury Mr R Bennett	15 Mar 2017	N/A	Julie Walbridge
APP/D0121/W/17/3170103	15/P/1918/O	Outline planning application for the erection of up to 60 dwellings with access for approval. Layout, scale, appearance and landscaping reserved for subsequent approval, land off Stowey Road, Yatton Taylor Wimpey	15 Mar 2017	TBC	Lee Bowering

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APP/D0121/C/16/3164613	2015/0252 Enforcement Notice	Without planning permission the change of use of the land from agriculture to a mixed residential use and the storage of scrap vehicles, Up Yonder, 5 Whitehouse Lane, Wraxall Mr Cleeves & Ms Davies	17 Mar 2017	TBC	Karen Bartlett
APP/D0121/D/17/3168633	16/P/1640/F	Railings to boundary enclosing front garden, 18 Greengage Close, Weston-super-Mare Mr R Lamb	23 Mar 2017 Fastrack	N/A	Sam Watson
APP/D0121/W/17/3167087	16/P/2634/F	Change of use of first floor offices to children's day nursery, Office on first floor at Puxton Park, Cowslip Lane, Hewish, Puxton Mr A Mead	24 Mar 2017	N/A	Julie Walbridge
APP/D0121/W/17/3169231	16/P/1555/F	Sub division of existing dwelling to create 2no. dwellings. Demolition of existing single storey extension to south, north and east elevations. Conversion and extension of existing garage to form two storey dwelling, Hailstones Farm, Red Hill, Redhill, Wrington Mr S Barnes	24 Mar 2017	N/A	Angela Norris

C- INQUIRIES/HEARINGS DATES AND VENUES

APPLICATION NO.	APPEALS REFERENCE	DETAILS OF APPLICATION	APPEAL TYPE	DATE OF INQUIRY/ HEARING	VENUE	CONTACT OFFICER
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	Hearing	16 May 2017 (4 days)	The Campus, Highlands Lane, Weston- super-Mare	Neil Underhay

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15/P/1918/O	APP/D0121/W/ 17/3170103	Outline planning application for the erection of up to 60 dwellings with access for approval. Layout, scale, appearance and landscaping reserved for subsequent approval, land off Stowey Road, Yatton Taylor Wimpey	Inquiry	TBC	TBC	Lee Bowering
2015/0252 Enforcement Notice	APP/D0121/C/ 16/3164613	Without planning permission the change of use of the land from agriculture to a mixed residential use and the storage of scrap vehicles, Up Yonder, 5 Whitehouse Lane, Wraxall Mr Cleeves & Ms Davies	Inquiry	TBC	TBC	Karen Bartlett
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	26 Sep 2017 (4 days)	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 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				

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

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7) 16/P/0862/LDE	APP/D0121/X/ 16/3164908	for miscellaneous storage, Top Yard Cindabi International Ltd, Mr J Williams, Mr P Revell, Ms M Harris 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 Land at Gatcombe Farm, West Hay Road, Wrington				

Summary Performance Table April 16 – March 17

Appeals received	50
Appeals decided	57
Appeals dismissed	34
% dismissed of appeals decided	59.6%
Target	72% dismissed

Appeals Allowed April 16 – March 17

Delegated Decision	Committee Decision	Total
17	6	23

Costs awarded against the Council

Delegated Decision	Committee Decision	Total
1	2	3