



# The Planning Inspectorate

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<http://www.planning-inspectorate.gov.uk>

Moira Cullington  
North Somerset Council  
Planning & Environment Dept  
Somerset House  
Weston-Super-Mare  
BS23 1TG

Your Ref: 06/P/1376/F  
Our Ref: APP/D0121/A/06/2028618/NWF  
Date: 10 April 2007

10 April 2007  
NORTH SOMERSET COUNCIL  
DEVELOPMENT & ENVIRONMENT DIRECTORATE

Dear Ms Cullington

**Town and Country Planning Act 1990**  
**Appeal by Bach Homes**  
**Site at 85 - 89 Bristol Road Lower, Weston-super-mare, BS23 2TS**

11 APR 2007

I enclose a copy of our Inspector's decision on the above appeal.

The attached leaflet explains the right of appeal to the High Court against the decision and how the documents can be inspected.

If you have any queries relating to the decision please send them to:

Quality Assurance Unit  
The Planning Inspectorate  
4/09 Kite Wing  
Temple Quay House  
2 The Square, Temple Quay  
Bristol BS1 6PN

Phone No. 0117 372 8252

Fax No. 0117 372 8139

E-mail: [complaints@pins.gsi.gov.uk](mailto:complaints@pins.gsi.gov.uk)

Yours sincerely

Amanda Baker

COVERDL1



*You can now use the Internet to submit documents, to see information and to check the progress of this case through the Planning Portal. The address of our search page is -*

*<http://www.pcs.planningportal.gov.uk/pcsportal/casearch.asp>*

*You can access this case by putting the above reference number into the 'Case Ref' field of the 'Search' page and clicking on the search button*



# The Planning Inspectorate

An Executive Agency in the Office of the Deputy Prime  
Minister and the National Assembly for Wales

11 APR 2007

## Challenging the Decision in the High Court

### ***Challenging the decision***

Appeal decisions are legal documents and, with the exception of very minor slips, we cannot amend or change them once they have been issued. Therefore a decision is final and cannot be reconsidered unless it is successfully challenged in the High Court. If a challenge is successful, we will consider the decision afresh.

### ***Grounds for challenging the decision***

A decision cannot be challenged merely because someone disagrees with the Inspector's judgement. For a challenge to be successful you would have to show that the Inspector misinterpreted the law or, for instance, that the inquiry, hearing, site visit or other appeal procedures were not carried out properly, leading to, say, unfair treatment. If a mistake has been made and the Court considers it might have affected the outcome of the appeal it will return the case to us for re-consideration.

### ***Different appeal types***

High Court challenges proceed under different legislation depending on the type of appeal and the period allowed for making a challenge varies accordingly. Some important differences are explained below:

### ***Challenges to planning appeal decisions***

These are normally applications under Section 288 of the Town & Country Planning Act 1990 to quash decisions into appeals for planning permission (including enforcement appeals allowed under ground (a), deemed application decisions or lawful development certificate appeal decisions and advertisement appeals.). For listed building or conservation area consent appeal decisions, challenges are made under Section 63 of the Planning (Listed Buildings and Conservation Areas) Act 1990. **Challenges must be received by the Administrative Court within 42 days (6 weeks) of the date of the decision - this period cannot be extended.**

### ***Challenges to enforcement appeal decisions***

Enforcement appeal decisions under all grounds [see our booklet 'Making Your Enforcement Appeal'] can be challenged under Section 289 of the Town & Country Planning Act 1990. Listed building or conservation area enforcement appeal decisions can be challenged under Section 65 of the Planning (Listed Buildings and Conservation Areas) Act 1990. To challenge an enforcement decision under Section 289 or Section 65 you must first get the permission of the Court. However, if the Court does not consider that there is an arguable case, it can refuse permission. **Applications for permission to make a challenge must be received by the Administrative Court within 28 days of the date of the decision, unless the Court extends this period.**

**Important Note** - This leaflet is intended for guidance only. Because High Court challenges can involve complicated legal proceedings, you may wish to consider taking legal advice from a qualified person such as a solicitor if you intend to proceed or are unsure about any of the guidance in this leaflet. Further information is available from the Administrative Court (see overleaf).

## **Frequently asked questions**

"Who can make a challenge?" - In planning cases, anyone aggrieved by the decision may do so. This can include third parties as well as appellants and councils. In enforcement cases, a challenge can only be made by the appellant, the council or other people with a legal interest in the land - other aggrieved people must apply promptly for judicial review by the Courts (the Administrative Court can tell you more about how to do this - see Further Information).

"How much is it likely to cost me?" - A relatively small administrative charge is made by the Court for processing your challenge (the Administrative Court should be able to give you advice on current fees - see 'Further information'). The legal costs involved in preparing and presenting your case in Court can be considerable though, and if the challenge fails you will usually have to pay our costs as well as your own. However, if the challenge is successful we will normally meet your reasonable legal costs.

"How long will it take?" - This can vary considerably. Although many challenges are decided within six months, some can take longer.

"Do I need to get legal advice?" - You do not have to be legally represented in Court but it is normal to do so, as you may have to deal with complex points of law made by our own legal representative.

"Will a successful challenge reverse the decision?" - Not necessarily. The Court can only require us to reconsider the case and an Inspector may come to the same decision again but for different or expanded reasons.

"What can I do if my challenge fails?" - The decision is final. Although it may be possible to take the case to the Court of Appeal, a compelling argument would have to be put to the Court for the judge to grant permission for you to do this.

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## **Inspection of appeal documents**

We normally keep appeal files for one year after the decision is issued, after which they are destroyed. You can inspect appeal documents at our Bristol offices by contacting us on our General Enquiries number to make an appointment (see 'Contacting us'). We will then ensure that the file is obtained from our storage facility and is ready for you to view. Alternatively, if visiting Bristol would involve a long or difficult journey it may be more convenient to arrange to view your local planning authority's copy of the file, which should be similar to our own.

## **Further information**

Further advice about making a High Court challenge can be obtained from the Administrative Court at the Royal Courts of Justice, Queen's Bench Division, Strand, London WC2 2LL, telephone 0207 9476655; Website: [www.courtservice.gov.uk](http://www.courtservice.gov.uk)

## **Council on tribunals**

If you have any comments on appeal procedures you can contact the Council on Tribunals, 81 Chancery Lane, London WC2A 1BQ. Telephone 020 7855 5200; website: <http://www.council-on-tribunals.gov.uk/>. However, it cannot become involved with the merits of individual appeals or change an appeal decision.

## **Contacting us**

High Court Section  
The Planning Inspectorate  
4/07 Kite Wing  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol BS1 6PN

Phone: 0117 372 8962

### **Website**

[www.planning-inspectorate.gov.uk](http://www.planning-inspectorate.gov.uk)

### **General Enquiries**

Phone: 0117 372 6372

E-mail: [enquiries@pins.gsi.gov.uk](mailto:enquiries@pins.gsi.gov.uk)

### **Complaints**

Phone: 0117 372 8252

E-mail: [complaints@pins.gsi.gov.uk](mailto:complaints@pins.gsi.gov.uk)

### **Cardiff Office**

The Planning Inspectorate  
Room 1-004  
Cathays Park  
Cardiff CF1 3NQ  
Phone: 0292 082 3866  
E-mail: [wales@pins.gsi.gov.uk](mailto:wales@pins.gsi.gov.uk)

### **The Parliamentary Ombudsman**

Office of the Parliamentary  
Commissioner for Administration  
Millbank Tower, Millbank  
London, SW1P 4QP

Helpline: 0845 0154033

Website: [www.ombudsman.org.uk](http://www.ombudsman.org.uk)

E-mail:

[phso.enquiries@ombudsman.org.uk](mailto:phso.enquiries@ombudsman.org.uk)



# The Planning Inspectorate

An Executive Agency in the Office of the Deputy Prime Minister and the National Assembly for Wales

## Our Complaints Procedures

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### **Complaints**

We try hard to ensure that everyone who uses the appeal system is satisfied with the service they receive from us. Planning appeals often raise strong feelings and it is inevitable that there will be at least one party who will be disappointed with the outcome of an appeal. This often leads to a complaint, either about the decision itself or the way in which the appeal was handled.

Sometimes complaints arise due to misunderstandings about how the appeal system works. When this happens we will try to explain things as clearly as possible. Sometimes the appellant, the council or a local resident may have difficulty accepting a decision simply because they disagree with it. Although we cannot re-open an appeal to re-consider its merits or add to what the Inspector has said, we will answer any queries about the decision as fully as we can.

Sometimes a complaint is not one we can deal with (for example, complaints about how the council dealt with another similar application), in which case we will explain why and suggest who may be able to deal with the complaint instead.

### **How we investigate complaints**

Inspectors have no further direct involvement in the case once their decision is issued and it is the job of our Quality Assurance Unit to investigate complaints about decisions or an Inspector's conduct. We appreciate that many of our customers will not be experts on the planning system and for some, it will be their one and only experience of it. We also realise that your opinions are important and may be strongly held.

We therefore do our best to ensure that all complaints are investigated quickly, thoroughly and impartially, and that we reply in clear, straightforward language, avoiding jargon and complicated legal terms.

When investigating a complaint we may need to ask the Inspector or other staff for comments. This helps us to gain as full a picture as possible so that we are better able to decide whether an error has been made. If this is likely to delay our full reply we will quickly let you know.

### **What we will do if we have made a mistake**

Although we aim to give the best service possible, we know that there will unfortunately be times when things go wrong. If a mistake has been made we will write to you explaining what has happened and offer our apologies. The Inspector concerned will be told that the complaint has been upheld.

We also look to see if lessons can be learned from the mistake, such as whether our procedures can be improved upon. Training may also be given so that similar errors can be avoided in future. Minor slips and errors may be corrected under the terms of the Planning & Compulsory Purchase Act 2004 but we cannot amend or change in any way the substance of an Inspector's decision.

### **Who checks our work?**

The Government has said that 99% of our decisions should be free from error and has set up an independent body called the Advisory Panel on Standards (APOS) to report on our performance. APOS regularly examines the way we deal with complaints and we must satisfy it that our procedures are fair, thorough and prompt.

## **Taking it further**

If you are not satisfied with the way we have dealt with your complaint you can contact the Parliamentary Commissioner for Administration (often referred to as The Ombudsman), who can investigate complaints of maladministration against Government Departments or their Executive Agencies. If you decide to go to the Ombudsman you must do so through an MP. Again, the Ombudsman cannot change the decision.

## **Frequently asked questions**

*"Can the decision be reviewed if a mistake has happened?"* – Although we can rectify minor slips, we cannot reconsider the evidence the Inspector took into account or the reasoning in the decision. This can only be done following a successful High Court challenge. The enclosed High Court leaflet explains more about this.

*"If you cannot change a decision, what is the point of complaining?"* – We are keen to learn from our mistakes and try to make sure they do not happen again. Complaints are therefore one way of helping us improve the appeals system.

*"Why did an appeal succeed when local residents were all against it?"* – Local views are important but they are likely to be more persuasive if based on planning reasons, rather than a basic like or dislike of the proposal. Inspectors have to make up their own minds whether these views justify refusing planning permission.

*"How can Inspectors know about local feeling or issues if they don't live in the area?"* – Using Inspectors who do not live locally ensures that they have no personal interest in any local issues or any ties with the council or its policies. However, Inspectors will be aware of local views from the representations people have submitted.

*"I wrote to you with my views, why didn't the Inspector mention this?"* – Inspectors must give reasons for their decision and take into account all views submitted but it is not necessary to list every bit of evidence.

*"Why did my appeal fail when similar appeals nearby succeeded?"* – Although two cases may be similar, there will always be some aspect of a proposal which is unique. Each case must be decided on its own particular merits.

*"I've just lost my appeal, is there anything else I can do to get my permission?"* – Perhaps you could change some aspect of your proposal to increase its acceptability. For example, if the Inspector thought your extension would look out of place, could it be re-designed to be more in keeping with its surroundings? If so, you can submit a revised application to the council. Talking to its planning officer about this might help you explore your options.

*"What can I do if someone is ignoring a planning condition?"* – We cannot intervene as it is the council's responsibility to ensure conditions are complied with. It can investigate and has discretionary powers to take action if a condition is being ignored.

## **Further information**

Every year we publish a Business and Corporate Plan which sets out our plans for the following years, how much work we expect to deal with and how we plan to meet the targets which Ministers set for us. At the end of each financial year we publish our Annual Report and Accounts, which reports on our performance against these targets and how we have spent the funds the Government gives us for our work. You can view these and obtain further information by visiting our website (see 'Contacting us'). You can also get booklets which give details about the appeal process by telephoning our enquiries number.

You can find the latest Advisory Panel on Standards report either by visiting our website or on the ODPM website - [www.odpm.gov.uk/](http://www.odpm.gov.uk/)

## **Contacting us**

Quality Assurance Unit  
The Planning Inspectorate  
4/09 Kite Wing  
Temple Quay House  
2 The Square  
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Bristol BS1 6PN

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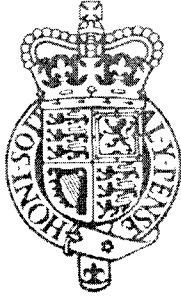
## **Cardiff Office**

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E-mail:  
[phso.enquiries@ombudsman.org.uk](mailto:phso.enquiries@ombudsman.org.uk)

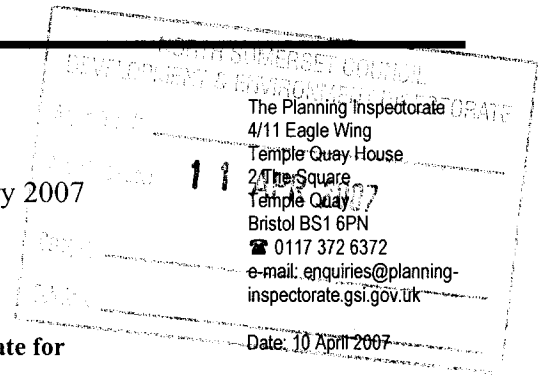


# Appeal Decision

Hearing and site visit held on 13 February 2007

by **B J Juniper** BSc, DipTP, MRTPI

an Inspector appointed by the Secretary of State for  
Communities and Local Government



**Appeal Ref: APP/D0121/A/06/2028618**

**85-89 Bristol Road Lower, Weston-super-Mare, BS23 2TS**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Bach Homes against the decision of North Somerset Council.
- The application Ref 06/P/1376/F, dated 30 May 2006, was refused by notice dated 31 August 2006.
- The development proposed is the demolition of existing buildings and the erection of 34 No. apartments and works associated thereto.

**Summary of Decision: The appeal is dismissed.**

## Procedural Matters

1. At the hearing revised drawings numbered W1445/101, /104 and /105, all with the suffix 'P1 Appeal' were tabled by the appellants. These showed an extra parking space close to the north-west corner of the site and indicated raised window cills in the first and second floor side elevations. As the differences to the earlier plans are modest and the changes were intended to address some of the concerns of the Council and local residents about the proposal, I have taken them into account in reaching my decision. I have also considered an additional letter of representation from Anne and Henry Baxter, dated 13 February 2007 and received after the hearing had closed. I do not consider that the interests of any party have been prejudiced by my having done so.
2. A draft unilateral undertaking was submitted at the hearing and an amended, but still incomplete, undertaking was subsequently provided by the appellants. I have had regard to its content in determining the appeal but I can accord it only limited weight as the completed undertaking would not have addressed all of the matters where I have found that the proposal would be harmful.

## Main Issues

3. I consider that the main issues are:
  - (a) The effect of the proposal on the character and appearance of the surrounding area;
  - (b) The effect of the proposal on the living conditions of adjoining occupiers and residents of the proposed apartments, with particular regard to privacy, noise and disturbance;
  - (c) Whether local facilities are sufficient to accommodate the proposed development; and
  - (d) The effect on highway safety.

## **Planning Policy**

4. The development plan includes RPG10, the Regional Planning Guidance for the South West (RSS) and the North Somerset Local Plan, adopted in 2000 (LP). Policy HO 5 of the RSS encourages the maximisation of opportunities for development of housing within urban areas. LP Policy HOU/2 establishes a presumption in favour of redevelopment for housing of unallocated land within settlement boundaries which satisfy specified criteria. Policy CON/1 prevents development which is not compatible with its surroundings or general locality in terms of height, scale, density, massing, layout and landscaping. Development which would cause loss of amenity or enjoyment through noise and other factors is precluded by Policy ENV/1 and schemes which would have an unacceptably adverse effect on amenity and privacy of neighbouring residents would be contrary to Policy RL/1. Minimum play space standards are set by Policy R/1.
5. The Council is preparing the North Somerset Replacement Local Plan (RLP) and, as it is close to adoption, I give it considerable weight. Policy GDP/3, which includes detailed design objectives, promotes good design and sustainable construction whilst Policy H4 sets out the basis on which affordable housing will be sought. Developer contributions to community facilities are to be required under Policy CF/1 and a sequential test for the location of residential development is imposed by Policy H/1.

## **Reasons**

### *Character and Appearance*

6. Two substantial two-storey villas occupy the site at present. They are set back some 16m from Bristol Road Lower behind a stone wall and a row of mature coniferous trees but remain conspicuous in the street scene, principally because they are somewhat above road level. The buildings are vacant but were last used as a residential home for the elderly and have been adapted for that purpose, including more modern rearward extensions. It is proposed to demolish all buildings on the site and replace them with two four-storey blocks, each containing 17 flats.
7. The visual context of the appeal site is almost wholly of two storey, pitched roof dwellings of traditional design and proportions, although of varying ages. The only noticeable exceptions are a single storey former lodge house a little to the east and a flat roofed, 1930s style house on the opposite side of Bristol Road Lower some distance to the west. The proposed blocks of flats, with their extensive areas of glazing and largely flat roofs would therefore be in distinct contrast to their surroundings.
8. The buildings would have some features which would relate well to neighbouring buildings, notably their use of plan forms which, on the frontage at least, mirror those of the present buildings and those to the west. It is also proposed to use some stone recycled from the present buildings on the walling around the entrances and elsewhere on the front elevations. I judge that, as individual buildings they would be well proportioned and would relate well to one another.
9. I am concerned, however, about the height and siting of the flats. Whilst Block A would be marginally lower than the ridge of the adjoining building at 81/83 and its top floor would be broadly level with the eaves of the adjoining building, the wings to either side would project noticeably further forward on the site and the limited set back of the top floor would add to



the building's apparent bulk. I consider that it would form an incongruous interruption in the established building line. Of greater concern, however, is the appearance of the proposed buildings from the east, especially Block B, as they would be on noticeably higher ground than the post-war detached houses they adjoin. Given the depth of the buildings, I judge that their bulk and height would be wholly out of proportion to the house at No. 93 and its neighbours.

10. The frontage of the site to Bristol Road Lower is formed by a rubble stone wall with deep cappings and it is proposed to build up and repair this wall, leaving vehicular access points with new gate piers at either end. However, car ports and a cycle and refuse store structure would be located immediately behind this wall, and would be visible above it. These structures would be quite unlike anything else in the vicinity and in my opinion would form a prominent and discordant element in the street scene.
11. Some local residents pointed out that, elsewhere in Weston-super-Mare, the Council had required the façade of existing buildings to be retained where a site was being redeveloped for flats. However, in my view there is nothing about the appeal site that would preclude its redevelopment with buildings in an appropriate contemporary style; the harm which would be caused to the appearance of the area by the appeal scheme relates principally the size and bulk of the proposed buildings. In any event, the site referred to is in a conservation area and I do not consider that the facades of the present buildings on the appeal site are of such merit as to warrant retention. Although I acknowledge that the Council has begun to consider whether to include this part of Bristol Road Lower in an extension of a nearby conservation area, this process is at an early stage and I give it little weight.
12. There is a large, evergreen tree which is the subject of a tree preservation order to the rear of the present building at No.85. Whilst the tree is visible in the gap between Nos. 83 and 85 and, to a limited extent, from more distant viewpoints, its contribution to the street scene is limited. Redevelopment as proposed would require its removal but I do not consider that this in itself would be detrimental. Nevertheless, I judge that the size and bulk of the proposed buildings, their location on the site and the proposed structures on the frontage are such that the scheme would be visually unacceptable. I conclude that the proposal would be harmful to the character and appearance of the surrounding area and contrary to LP Policy CON/1 and to RLP Policy GDP/3

#### *Living Conditions*

13. Part of the parking provision for the proposed flats would be along the rear boundary close to existing dwellings, notably The White House and Beaufort House. I acknowledge that this arrangement has the potential to create some additional noise and disturbance to existing occupiers but this could be mitigated by taking advantage of the change in ground levels and by boundary structures, both of which could be achieved through appropriate conditions. As the number of vehicle movements would be modest, I do not consider that undue nuisance would arise. Similarly, whilst the access and egress points to Bristol Road Lower would result in vehicle turning movements close to both side boundaries of the site, I do not consider this would cause untoward disturbance in the context of the present level of traffic movements on the road.
14. The proposed buildings would have side windows on all floors. The effect on the existing dwelling to the east (No. 93) would be limited, since there are existing side-facing windows

in the present nursing home building. The impact on No. 83 would be greater since this house has a number of windows at ground and first floor facing the appeal site. There would also be a degree of intervisibility between side facing windows in the two proposed blocks of flats. The appellants submitted revised drawings showing the side facing windows with higher cill levels but eight of these windows would provide the only light to the smaller bedrooms in some of the 2-bedroom flats. This might in turn lead to a somewhat claustrophobic environment in those rooms, to the detriment of the occupiers' living conditions but I do not consider that the effect would be so oppressive as to be harmful.

15. Some concern was expressed by neighbouring occupiers that easier access to the site would result in increased security risks. I consider that properly specified boundary treatments, including landscaping, could satisfactorily minimise such a risk and the appellants indicated that they would be willing to make appropriate provision. I conclude that the proposal would not be harmful to the living conditions of adjoining occupiers or residents of the proposed apartments and would not be contrary to LP Policies ENV/1 and RL/1.

#### *Community Facilities and Affordable Housing*

16. The draft unilateral undertakings produced by the appellants included financial contributions towards the cost of libraries, public open space, education and youth and community services. I consider that the facilities would be reasonably necessary to enable the development to proceed in accordance with RLP Policy CF/1.
17. The appellants did not intend to provide any element of affordable housing within the appeal site but offered instead, through the unilateral undertakings, to make a contribution of £361,750. The guidance in paragraph 29 of Planning Policy Statement 3 – *Housing* suggests that such provision should normally be made on site. Nevertheless, I agree with the Council and the appellants that, as the site is relatively poorly located in relation to shops, schools and other residential facilities, in this case it would be likely to be more effective to make provision elsewhere.
18. In the absence of a completed undertaking, however, I can come to no firm conclusion on this issue.

#### *Highway Safety*

19. Whilst the reasons for refusal of the application did not include highway safety, the additional traffic which the scheme would generate was of concern to a number of local residents. I acknowledge that the proposal would be likely to lead to an increase in on-street parking but Bristol Road Lower appears to me to be sufficiently wide to accommodate parked vehicles without obstructing passing traffic or unduly reducing visibility. Given the orientation of the houses on the south side of the road there appears to me to be limited likelihood of significant parking occurring opposite the site.
20. No evidence was produced to dispute the traffic generation data supplied by the appellants from the TRICS database. This showed that the scheme would produce only a modest increase in vehicle movements and I do not consider that Bristol Road Lower is so sub-standard or carries such a high volume of traffic that the development would lead to additional hazards. I conclude that the proposal would not be harmful to highway safety.

**Conclusions**

21. I have found that the scheme would not result in harm to living conditions or highway safety and that, if a unilateral undertaking could be concluded on the basis suggested by the appellants, community facilities in the area would be sufficient. However, I have come to the view that the proposal would be harmful to the character and appearance of the area and for that reason alone I conclude that permission should not be granted. I have taken account of all other matters in this appeal but none is sufficient to outweigh my conclusions on the main issues.

**Formal Decision**

22. I dismiss the appeal.

*B J Juniper*

INSPECTOR

## APPEARANCES

### FOR THE APPELLANT:

|                                |                                     |
|--------------------------------|-------------------------------------|
| Michael Craggs Dip TP, MRTPI   | Regional Director, DPDS (Agents)    |
| Stephen Johns RIBA             | BHP Harwood, Architects             |
| Graham Savage Dip LCons, ARIBA | Principal, Graham Savage Associates |
| John Gantlett                  | Bach Homes; Appellants              |
| Clive Rosier                   | Bach Homes; Appellants              |

### FOR THE LOCAL PLANNING AUTHORITY:

|                             |                            |
|-----------------------------|----------------------------|
| Sally Evans BA(Hons), MRTPI | Principal Planning Officer |
| Eva Long AMIHBC             | Conservation Officer       |

### INTERESTED PERSONS:

|                |   |
|----------------|---|
| Bernard Lowden | 17 Ringwood Grove, Weston-super-Mare, BS23 2UA          |
| Sue Simon      | The White House, Wood Lane, Weston-super-Mare, BS23 2TR |
| Mr F C French  | Beaufort House, Wood Lane, Weston-super-Mare, BS23 2TR  |
| Clive Cadby    | 93 Bristol Road Lower, Weston-super-Mare, BS23 2TS      |
| David Evans    | 23 Ringwood Grove, Weston-super-Mare, BS23 2UA          |
| Terence Ewing  | E@H Org, 9c Lawn Road, London, NW3 2XS                  |

## DOCUMENTS SUBMITTED AT THE HEARING

|          |   |   |
|----------|---|---|
| Document | 1 | List of persons present at the hearing                                      |
| Document | 2 | Council's letter of notification and list of addresses to which it was sent |
| Document | 3 | Undated unilateral undertaking submitted by the appellants                  |

## PLANS

|       |           |  |
|-------|-----------|--|
| Plan  | A1 to A12 | Application drawings   |
| Plans | B1 to B3  | Revised floor plans and site plans submitted by the appellants   |
| Plans | C1 to C3  | Coloured site plan and elevations with outline of existing buildings shown - submitted by the appellants |

## PHOTOGRAPHS

|           |   |  |
|-----------|---|--|
| Photo Set | A | Set of A4 size photographs submitted by Mr Ewing |
|-----------|---|--|