

**PLANNING AND REGULATORY COMMITTEE – 16 SEPTEMBER 2020
REPORT OF THE DIRECTOR OF DEVELOPMENT AND ENVIRONMENT**

SECTION 3 ITEM 10

A - PLANNING APPEAL DECISIONS

1. Planning Application Number 19/P/1030/FUL

Description: Removal of existing shed and construction of storage barn to house equipment, machinery and materials for use in the maintenance and operation of the fishing lakes, Paddock Lakes, Sheepway, Portbury

Applicant: Mr John Wlaznik

Case Officer: Jessica Smith

Recommendation: Approval, Committee decision: Refused

Type of appeal: Written Representations

Decision: Appeal DISMISSED 10 August 2020

The main issues that were identified by the Planning Inspector were 1) whether the proposal would be inappropriate development in the Green Belt having regard to the National Planning Policy Framework and any relevant development plan policies including the effect on its openness; and 2) would the harm by reason of inappropriateness, and any other harm, be clearly outweighed by other considerations so as to amount to the very special circumstances required to justify the proposal.

2. Planning Application Number 19/P/0779/FUL

Description: Provision of staff car park, Doubletree By Hilton Bristol South Cadbury House, Frost Hill, Congresbury

Applicant: Black And White Hospitality Management Ltd

Case Officer: Judith Porter

Recommendation: Refusal

Type of appeal: Written Representations

Decision: Appeal DISMISSED 17 August 2020

The main issues that were identified by the Planning Inspector were 1) whether the proposal is inappropriate development in the Green Belt, having regard for openness and the purposes of including land within it; 2) the effect of the proposal on the landscape character and

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appearance of the surrounding area; and 3) if the proposal is inappropriate development whether the harm by reason of inappropriateness, or 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

1. Planning Application Number 19/P/2550/FUL

Description: Erection of agricultural barn for livestock housing, feed store and machinery store with new access track off Purn Lane, land south of Purn Road, Bleadon

Applicant: Mr Simon Warburton

Case Officer: Angela Norris

Type of Appeal: Written Representations

Date of appeal: 10 August 2020

2. Enforcement Notice Number 20/00186/COU

Description: Without planning permission, the material change of use of agricultural land to a use as a single pitch traveller site., Land Off Summer Lane, Banwell

Applicant: Ms Kathleen Kiely

Case Officer: Chris Joannou

Type of Appeal: Hearing, date and venue to be confirmed

Date of appeal: 13 Aug 2020

3. Planning Application Number 20/P/0303/FUL

Description: Demolition of existing agricultural barns and erection of residential dwelling, and ancillary works, barns at Valley View Farm, Highridge Road, Dundry

Applicant: Mr Liam Hopkins

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Case Officer: Judith Porter

Type of Appeal: Written Representations

Date of appeal: 18 Aug 2020

4. Planning Application Number 20/P/0444/FUL

Description: Creation of new vehicular access including partial demolition of front boundary wall and pier, and erection of new entrance pier. New hardstanding to front to create parking, 69 Beach Road, Weston-super-Mare

Applicant: Beach (WSM) Properties Ltd

Case Officer: Janet Jones

Type of Appeal: Written Representations

Date of appeal: 19 Aug 2020

5. Planning Application Number 20/P/0103/FUH

Description: Erection of a first floor extension with enclosed external staircase to flat roof detached garage to form home office and gym, 1 St Pauls Road, Weston-super-Mare

Applicant: Mr & Mrs Lam

Case Officer: Anna Hayes

Type of Appeal: Fastrack

Date of appeal: 1 Sep 2020

6. Planning Application Number 20/P/0967/FUH

Description: Demolition of front porch and proposed construction of first floor extension above existing bungalow and conversion of attached single story garage with the construction of a first floor level above. Proposed erection of a detached double garage within the front curtilage, 9 Valley Road, Portishead

Applicant: Mr & Mrs Hill

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Case Officer: Anna Hayes
Type of Appeal: Fastrack
Date of appeal: 2 Sep 2020

C- INQUIRIES/HEARINGS DATES AND VENUES

1. Application Number 19/P/0261/LDE

Description: Certificate of Lawfulness for the siting of a caravan on an agricultural smallholding for use ancillary to the operation of the holding and for the keeping of horses, land at Parsonage Lane, Winford

Applicant: Ms Devonald
Case Officer: Julie Walbridge
Type of Appeal: Inquiry 20 October 2020, venue to be confirmed

2. i. Enforcement Notice Number 19/00095/UAW

Description: Without planning permission, the creation of a hardstanding and access track

Case Officer: Chris Joannou
Type of Appeal: Hearing, date and venue to be confirmed.

ii. Planning Application Number 19/P/0314/FUL

Description: Use of land for the stationing of caravans for residential purposes as a single pitch gypsy/traveller site and the erection of a day room building ancillary to that use

Case Officer: Judith Porter
Type of Appeal: Hearing, date and venue to be confirmed

iii. Enforcement Notice Number 20/00186/COU

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Description: Without planning permission, the material change of use of agricultural land to a use as a single pitch traveller site

Case Officer: Chris Joannou

Type of Appeal: Hearing, date and venue to be confirmed.

All Land off Summer Lane, Banwell

Ms Kathleen Kiely

Summary Performance April 20 – March 21

Appeals received 29

Appeals decided 15

Appeals dismissed 12.5

Percentage dismissed of appeals decided 83.3.

Appeals Allowed April 20 – March 21

Delegated Decision 2.5

Committee Decision 2.5

Costs awarded against the Council

Delegated Decision none

Committee decision none

Total none