

**PLANNING AND REGULATORY COMMITTEE – 17 FEBRUARY 2021  
REPORT OF THE DIRECTOR OF PLACE**

**A - PLANNING APPEAL DECISIONS**

1. Planning Application Number 20/P/1132/FUL

**Site: 48 Greenhill Road, Sandford, Winscombe**

Description: The change of use of the existing dwelling to form two self contained dwellings, together with formation of the parking area.

Recommendation: Refuse

**Appeal Dismissed 7 Jan 2021**

Type of appeal: Written Representation

Officer: Ellena Fletcher

Appellant: Mr Peretz

The main issue that was identified by the Planning Inspector was the effect of the proposed development on the character and appearance of the surrounding area.

2. Planning Application Number 18/P/5035/OUT

**Site: Land off Purn Way, Bleadon**

Description: Outline application for the proposed erection of 14no. dwellings with matters of appearance, landscaping and scale reserved for subsequent approval

Recommendation: Refuse

**Appeal Dismissed 14 Jan 2021**

Type of appeal: Written Representation

Officer: Lee Bowering

Appellant: Mr Andrew Mackenzie

The main issues that were identified by the Planning Inspector were whether any adverse impacts of the proposal, with particular regard to development plan policies for the location and distribution of housing, the likely effect upon the character and appearance of the area and the extent to which there would be an increase in the need to travel by car, would significantly and demonstrably outweigh the benefits and if so, whether there is a mechanism in place to secure the delivery of these benefits and to mitigate any potential harmful impacts.

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**B – PLANNING APPEALS RECEIVED SINCE LAST COMMITTEE**

1. Planning Application Number 18/P/5118/OUT

Site: Bristol Airport, North Side Road, Felton, Wrington

Description: Outline planning application (with reserved matters details for some elements included and some elements reserved for subsequent approval) for the development of Bristol Airport to enable a throughput of 12 million terminal passengers in any 12 month calendar period, comprising: 2no. extensions to the terminal building and canopies over the forecourt of the main terminal building; erection of new east walkway and pier with vertical circulation cores and pre-board zones; 5m high acoustic timber fence; construction of a new service yard directly north of the western walkway; erection of a multi-storey car park north west of the terminal building with five levels providing approximately 2,150 spaces; enhancement to the internal road system including gyratory road with internal surface car parking and layout changes; enhancements to airside infrastructure including construction of new eastern taxiway link and taxiway widening (and fillets) to the southern edge of Taxiway GOLF; the year-round use of the existing Silver Zone car park extension (Phase 1) with associated permanent (fixed) lighting and CCTV; extension to the Silver Zone car park to provide approximately 2,700 spaces (Phase 2); the provision of on-site renewable energy generation; improvements to the A38; operating within a rolling annualised cap of 4,000 night flights between the hours of 23:30 and 06:00 with no seasonal restrictions; revision to the operation of Stands 38 and 39; and landscaping and associated works.

Date of Appeal: 11 Jan 2021

Type of appeal: Public Inquiry

Case Officer: Neil Underhay

Appellant: Bristol Airport Limited

2. Planning Application Number 20/P/2606/PIP

Site: Land at Cherry Orchard, Caswell Lane, Clapton-in-Gordano

Description: Permission in Principle for the erection of between 2no. and 3no. dwellings

Date of Appeal: 18 Jan 2021

Type of appeal: Written Representation

Case Officer: Jessica Smith

Appellant: Estate of May James

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3. Enforcement Notice Number 20/00197/UAW

Site: 4 Ellenborough Crescent, Weston-super-Mare  
Description: Without planning permission the erection of a fence  
Date of Appeal: 22 Jan 2021  
Type of appeal: Written Representation  
Case Officer: Gwen Lloyd  
Appellant: Mr Nicholas Surry

4. Planning Application Number 20/P/2359/FUH

Site: 5 Kenn Moor Road, Yatton  
Description: Proposed detached garage extension to create a first floor office  
Date of Appeal: 25 Jan 2021  
Type of appeal: Fast Track Appeal  
Case Officer: Ellena Fletcher  
Appellant: Nicholas Ogborne

5. Planning Application Number 20/P/0204/LDE

Site: The Old Forge, Bristol Road, Felton, Wrington  
Description: Certificate of lawfulness to confirm a) the amalgamation of three former planning units into one from 2006 with the Forge accommodation, Lulscott, Silveridge and the uses formerly approved at the Old Forge area of the Site becoming one enterprise, b) the building known as Lulscott is lawful and has a holiday accommodation use, c) the use of the former Silveridge area of the Site for the placement of 2 static caravans used for holiday accommodation and the retention of the building to the rear of the former Silveridge area of the Site as holiday accommodation, d) the use of the land across the Site for the parking of vehicles in association with the uses on the site, namely; holiday accommodation, office, car repair garage and car hire  
Date of Appeal: 29 Jan 2021  
Type of appeal: Public Inquiry  
Case Officer: Karen Bartlett  
Appellant: Mr Gregory Wedlake

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6. Planning Application Number 20/P/1440/FUH

Site: 3 The Avenue, Clevedon

Description: Proposed three storey side extension and rear extension to garden level

Date of Appeal: 1 Feb 2021

Type of appeal: Fast Track Appeal

Case Officer: Jessica Smith

Appellant: Mr Andrew Bassett

7. Planning Application Number 19/P/2766/FUL

Site: Ruslin Farm, Rusling Lane, Butcombe

Description: Demolition of hay store, conversion of barn and erection of a two storey extension to form 1no. dwelling and conversion of barn to self-contained annexe/ home office (all Unit 1). Demolition of farmhouse, removal of ancillary farm buildings and erection of 1no. replacement dwelling and detached two storey garage/office (all Unit 2)

Date of Appeal: 1 Feb 2021

Type of appeal: Written Representation

Case Officer: Angela Norris

Appellant: Mr Graham Aldridge

8. Planning Application Number 20/P/0994/FUL

Site: 5 Claremont Crescent, Weston-super-Mare

Description: Retrospective application to change the use of 5 Claremont Crescent from C3 dwelling houses to a sui generis House of Multiple Occupancy (HMO).

Date of Appeal: 3 Feb 2021

Type of appeal: Written Representation

Case Officer: Mike Cole

Appellant: Legion House Developments Ltd

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9. Planning Application Number 20/P/1286/OUT

Site: Land accessed from Nye Road, Sandford

Description: Outline application for the erection of a single storey detached dwelling including approval for access (Appearance, landscaping, layout and scale reserved for subsequent approval).

Date of Appeal: 3 Feb 2021

Type of appeal: Written Representation

Case Officer: Jessica Smith

Appellant: Mr and Mrs Dodd

**C- INQUIRIES/HEARINGS DATES AND VENUES**

1. Enforcement Notice Number 19/00095/UAW

Site: Land off Summer Lane, Banwell

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

Type of Appeal: Hearing – 20 Apr 2021, venue to be confirmed

Case Officer: Chris Joannou

Appellant: Ms Kathleen Kiely

Planning Application Number 19/P/0314/FUL

Site: Land off Summer Lane, Banwell

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

Type of Appeal: Hearing – 20 Apr 2021, venue to be confirmed

Case Officer: Judith Porter

Appellant: Ms Kathleen Kiely

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Enforcement Notice Number 20/00186/COU

Site: Land off Summer Lane, Banwell

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

Type of Appeal: Hearing – 20 Apr 2021, venue to be confirmed

Case Officer: Chris Joannou

Appellant: Ms Kathleen Kiely

2. Enforcement Notice Number 18/00585/OTH

Site: Former Coles Garage, Red Hill, Redhill

Description: Without planning permission the material change of use of the land for the parking of vehicles for airport customers

Type of Appeal: Inquiry – 16 Mar 2021, venue to be confirmed

Case Officer: Karen Bartlett

Appellant: Martin Alford

3. Enforcement Notice Number 19/00229/OTH

Site: The Olde Shoppe, West Hay Farm, Summer Lane, Banwell

Description: Without planning permission the change of use of a building to a residential dwelling

Type of Appeal: Inquiry – 21 Mar 2021, to be a Virtual event

Case Officer: Karen Bartlett

Appellant: Mr Paul Bateman

4. Planning Application Number 18/P/4024/LDE

Site: Land At West Hay Farm, Summer Lane, Banwell

Description: Certificate of lawfulness for existing use of land and buildings to a mixed use of B8 Storage, Car repairs (sui generis) and residential

Type of Appeal: Inquiry – 21 Mar 2021, to be a Virtual event

Case Officer: Karen Bartlett

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Appellant: Mr P Bateman

5. Planning Application Number 18/P/5118/OUT

Site: Bristol Airport, North Side Road, Felton, Wrington

Description: Outline planning application (with reserved matters details for some elements included and some elements reserved for subsequent approval) for the development of Bristol Airport to enable a throughput of 12 million terminal passengers in any 12 month calendar period, comprising: 2no. extensions to the terminal building and canopies over the forecourt of the main terminal building; erection of new east walkway and pier with vertical circulation cores and pre-board zones; 5m high acoustic timber fence; construction of a new service yard directly north of the western walkway; erection of a multi-storey car park north west of the terminal building with five levels providing approximately 2,150 spaces; enhancement to the internal road system including gyratory road with internal surface car parking and layout changes; enhancements to airside infrastructure including construction of new eastern taxiway link and taxiway widening (and fillets) to the southern edge of Taxiway GOLF; the year-round use of the existing Silver Zone car park extension (Phase 1) with associated permanent (fixed) lighting and CCTV; extension to the Silver Zone car park to provide approximately 2,700 spaces (Phase 2); the provision of on-site renewable energy generation; improvements to the A38; operating within a rolling annualised cap of 4,000 night flights between the hours of 23:30 and 06:00 with no seasonal restrictions; revision to the operation of Stands 38 and 39; and landscaping and associated works.

Type of appeal: Public Inquiry – 20 July 2021 (16 days)

Case Officer: Neil Underhay

Appellant: Bristol Airport Limited

6. Planning Application Number 20/P/0204/LDE

Site: The Old Forge, Bristol Road, Felton, Wrington

Description: Certificate of lawfulness to confirm a) the amalgamation of three former planning units into one from 2006 with the Forge accommodation, Lulscott, Silverridge and the uses formerly approved at the Old Forge area of the Site becoming one enterprise, b) the building known as Lulscott is lawful and has a holiday accommodation use, c) the use of the former Silverridge area of the Site for the placement of 2 static caravans used for holiday accommodation and the retention of the building to the rear of the former Silverridge area of the Site as holiday accommodation, d) the use of the land across the Site for the parking of vehicles in association with the uses on the site, namely; holiday accommodation, office, car repair garage and car hire

Type of appeal: Public Inquiry – date to be confirmed

Case Officer: Karen Bartlett

Appellant: Mr Gregory Wedlake

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**Summary Performance April 20 – March 21**

Appeals received 61  
Appeals decided 47  
Appeals dismissed 36.5  
Percentage dismissed of appeals decided 77.6

**Appeals Allowed April 20 – March 21**

Delegated Decision 9.5  
Committee Decision 1

**Costs awarded against the Council**

Delegated Decision: none  
Committee decision: none  
Total: none

**Costs awarded to the Council**

Delegated Decision: one