

Public Document Pack

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Date: Tuesday, 10 August 2021

Dear Sir or Madam

**Planning and Regulatory Committee – Wednesday, 18 August 2021, 2.30 pm
– Town Hall**

A meeting of the Planning and Regulatory Committee will take place as indicated above.

Please Note that any member of the press and public may listen in to proceedings at this meeting via the weblink below –

<https://youtu.be/getixZd7N1Y>

The agenda is set out overleaf.

Yours faithfully

Assistant Director Legal & Governance and Monitoring Officer

Councillors (13):

**John Crockford-Hawley (Vice Chairman), Peter Bryant, Caroline Cherry, Peter Crew, Ann Harley, Stuart McQuillan, Robert Payne, Richard Tucker, Richard Westwood
Four members of Independent Group to be advised.**

Agenda

1. **Public speaking at planning committees (Standing Order 17 & 17A) (Agenda Item 1)**

To receive submissions from any person who wishes to address the Committee. The Chairman will select the order of the matters to be received.

Please ensure that any submissions meet the required time limits and can be read out in five minutes for public participation on non-planning matters (up to a maximum of 30 minutes) and three minutes for applicant/supporter statements and three minutes for objector statements on a planning application (up to a maximum of 30 minutes).

Given the extremely limited space in the council chamber due to ongoing social distancing requirements, those wishing to speak on an application are strongly encouraged to submit a written statement which will be read out on their behalf by an officer at the meeting. Members of the public are advised that 400 words at normal speaking speed equate to a three minute statement. **** If you are attending in person to speak on an application, you MUST register this intent 48 hours before the meeting with the committee clerk named above.**

If there is more than one person submitting a statement objecting to an application, the Chairman will invite those persons to agree on a combined statement. In default of agreement the Chairman may select statement to be read out/person to be heard.

Requests and full statements must be submitted in writing to the Head of Legal and Democratic Services, or to the officer mentioned at the top of this agenda letter, by noon two days before the meeting and the request must detail the subject matter of the address.

2. **Apologies for absence and notification of substitutes**

3. **Declaration of Disclosable Pecuniary Interest (Standing Order 37) (Agenda Item 3)**

A Member must declare any disclosable pecuniary interest where it relates to any matter being considered at the meeting. A declaration of a disclosable pecuniary interest should indicate the interest and the agenda item to which it relates. A Member is not permitted to participate in this agenda item by law and should immediately leave the meeting before the start of any debate.

If the Member leaves the meeting in respect of a declaration, he or she should ensure that the Chairman is aware of this before he or she leaves to enable their exit from the meeting to be recorded in the minutes in accordance with Standing Order 37.

4. **Minutes 21 July 2021 (Agenda Item 4) (Pages 5 - 10)**

21 July 2021, to approve as a correct record (attached)

5. **Matters referred by Council, the Executive, other committees etc (if any)**
6. **21/P/0803/FUL Construction of a Scout Headquarters and associated works at land to the west of Wild Country Lane, Long Ashton (Agenda Item 6)**
(Pages 11 - 36)

Section 2 report of the Director of Place Directorate (attached)

7. **P&R Appeals 18 August 2021 (Agenda Item 7)** (Pages 37 - 42)

Section 3 report of the Director of Place Directorate (attached)

8. **Urgent business permitted by the Local Government Act 1972 (if any)**

For a matter to be considered as an urgent item, the following question must be addressed: "What harm to the public interest would flow from leaving it until the next meeting?" If harm can be demonstrated, then it is open to the Chairman to rule that it be considered as urgent. Otherwise the matter cannot be considered urgent within the statutory provisions.

Exempt Items

Should the Planning and Regulatory Committee wish to consider a matter as an Exempt Item, the following resolution should be passed -

"(1) That the press, public, and officers not required by the Members, the Chief Executive or the Director, to remain during the exempt session, be excluded from the meeting during consideration of the following item of business on the ground that its consideration will involve the disclosure of exempt information as defined in Section 100I of the Local Government Act 1972."

Also, if appropriate, the following resolution should be passed –

"(2) That members of the Council who are not members of the Planning and Regulatory Committee be invited to remain."

Mobile phones and other mobile devices

All persons attending the meeting are requested to ensure that these devices are switched to silent mode. The chairman may approve an exception to this request in special circumstances.

Filming and recording of meetings

The proceedings of this meeting may be recorded for broadcasting purposes.

Anyone wishing to film part, or all of the proceedings may do so unless the press and public are excluded for that part of the meeting or there is good reason not to do so, as

directed by the Chairman. Any filming must be done as unobtrusively as possible from a single fixed position without the use of any additional lighting, focusing only on those actively participating in the meeting and having regard to the wishes of any members of the public present who may not wish to be filmed. As a matter of courtesy, anyone wishing to film proceedings is asked to advise the Chairman or the Assistant Director Legal & Governance and Monitoring Officer's representative before the start of the meeting so that all those present may be made aware that it is happening.

Members of the public may also use Facebook and Twitter or other forms of social media to report on proceedings at this meeting.

Emergency Evacuation Procedure

On hearing the alarm – (a continuous two-tone siren)

Leave the room by the nearest exit door. Ensure that windows are closed.

Last person out to close the door.

Do not stop to collect personal belongings.

Do not use the lifts.

Follow the green and white exit signs and make your way to the assembly point.

Do not re-enter the building until authorised to do so by the Fire Authority.

Go to Assembly Point C – Outside the offices formerly occupied by Stephen & Co

Minutes

of the Meeting of

The Planning and Regulatory Committee

Wednesday, 21 July 2021

New Council Chamber, Town Hall

Meeting Commenced: 6.00 pm

Meeting Concluded: 7.36 pm

Councillors:

James Tonkin (Chairman)

John Crockford-Hawley (Vice-Chairman)

Mike Bird (replacement Steve Bridger)

Ashley Cartman (replacement Caroline Cherry)

Andy Cole

Peter Crew

Ann Harley

Sandra Hearne (replacement Mike Solomon)

Stuart McQuillan

Robert Payne

Richard Tucker

Richard Westwood

Apologies: Councillors: Mike Bell, Steve Bridger, Peter Bryant, Gill Bute, Caroline Cherry, Catherine Gibbons, David Hitchins, Steve Hogg, Ruth Jacobs, Patrick Keating, Bridget Petty, Terry Porter, David Shopland, Timothy Snaden and Mike Solomon.

Officers in attendance: Sue Buck (Solicitor - Litigation Team Leader), Simon Exley (Applications and Consents Service Manager, Place Directorate), Richard Kent (Head of Planning, Place Directorate), Mike Riggall (Information and ICT Security Manager), Jessica Smith (Senior Planning Officer), James Wigmore (Lead Transport Planner) and Roger Willmot (Service Manager Strategic Development, Place Directorate).

PAR 11 Public speaking at planning committees (Standing Order 17 & 17A) (Agenda Item 1) Planning Application No. 21/P/0803/FUL

At the request of the Chairman, the representative of the Assistant Director Legal and Governance read out a statement from Dominic Anderson, Chairman of Long Ashton Scout Group HQ Committee in support of the application for the construction of a Scout Headquarters at land to the west of Wild Country Lane, Long Ashton.

PAR 12 Public speaking at planning committees (Standing Order 17A) (Agenda Item 2) Planning Application No 20/P/0861/FUL

At the invitation of the Chairman, local resident Dr David Martin addressed the Committee speaking against the application for planning permission at land to the east of Youngwood Lane, Nailsea.

At the invitation of the Chairman, Jonathan Amos for the applicant Clifton Homes then spoke in support of the application.

PAR 13 Declaration of Disclosable Pecuniary Interest (Standing Order 37) (Agenda Item 3)

None.

PAR 14 Minutes 24 June 2021 (Agenda Item 4)

Resolved: that the minutes of the meeting be approved as a correct record.

PAR 15 Planning Application No. 21/P/0803/FUL Construction of a Scout Headquarters and associated works. Land to the west of Wild Country Lane, Long Ashton (Agenda Item 6)

The Director of the Place Directorate's representative drew members' attention to the update sheet and noted that a further 47 letters of support had been received. She added that a revision to Section 15 of the National Planning Policy Framework had been issued; that an interim Bat Activity Survey had been received and that ecological surveys for other protected species were still required.

The Committee considered that:

- The Long Ashton Scout Group are a well-established scout group who have been operating within the village for 90 years. The Scouting Association is highly regarded and considered to be an important part of the community, providing an invaluable experience for local children and through the charitable role it provides to the community and the proposal is supported by the Long Ashton Parish Council
- The former Scout HQ in Providence Lane was insufficient to meet the needs of the organisation
- The use of other existing venues is unfeasible due to restricted availability
- That the group has outgrown the former Scout HQ in Providence Lane with a waiting list of 97 children
- The proposed development is supported by the Long Ashton Neighbourhood Plan and Policy LC1 in particular
- The absence of other suitable sites outside the Green Belt have being found during the search for a new site
- The proposal would provide a fit-for-purpose building that would be truly inclusive and accessible to all. The new building will be designed to support the needs of young people regardless of disability, through the provision of suitable access and facilities which allow more to benefit through being involved in scouting.

and amount to very special circumstances to permit inappropriate development in the Green Belt.

The Committee therefore **resolved** that the application be **APPROVED** subject to:

1. submission of the required ecological reports;
2. clarification of the proposed pedestrian access, and determination of the vehicle access point;
3. a suitable s106 agreement between the Scouts, the landowner, and the council safeguarding the site for the proposed development; and
4. appropriate planning conditions to be drafted by officers in consultation with the Chairman, Vice Chairman and Ward Members.

As the application fell within Section 1 of the agenda it is held over to the next meeting for the decision to be confirmed.

PAR 16 Planning Application 20/P/0861/FUL Full application for the erection of 14no. dwellings, provision of access, public open space, drainage, landscaping and ancillary works at land to east of Youngwood Lane, Nailsea (Agenda Item 7)

The Director of the Place Directorate's representative drew members' attention to the update sheet which provided members with additional information from the applicant on the proposed drainage infrastructure in the south western corner and comments from the Council's flood risk manager. He noted the additional comments from Natural England and the options to create further habitat units. He added that the recommendation for approval was subject to the amendments to the recommendation and additional conditions noted in the update sheet.

Resolved; that Subject to –

- (a) the completion of the Habitat Regulations Assessment and Appropriate Assessment if required, and provision for any necessary off-site mitigation
- (b) submission of amended plans showing additional wildflower grassland planting
- (c) The completion of a section 106 legal agreement securing:
 - i. the delivery of a minimum of 30% on site affordable housing,
 - ii. commitment to there being no access provided through the site to land to the south for road, paths or services
 - iii. financial contributions towards on-going maintenance of fire hydrants and for off-site cycle path links (if required),

the application be **APPROVED** subject to the following conditions and any other additional or amended conditions as may be required in consultation with the Chairman and Vice Chairman and local member:

1. The development hereby permitted shall be begun before the expiry of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the approved plans and documents to be listed on the decision notice.
3. No dwelling shall be occupied until details of electric vehicle charging

ducting, wiring and identified suitable fuse box connection ready to receive a charging socket serving that dwelling have been submitted to and approved in writing by the Local Planning Authority and implemented in full.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order, with or without modification), no extensions resulting in an increase to the height of the dwellings hereby permitted shall be carried out without the permission, in writing, of the Local Planning Authority.

5. All means of enclosure shall be in strict accordance with the approved details and, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order, with or without modification), no additional gates, fences, walls or other means of enclosure shall be erected or constructed forward of any wall of any dwelling which fronts onto a highway without the prior written permission of the Local Planning Authority.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order, with or without modification), no garages shall be erected or created from car ports without the permission, in writing, of the Local Planning Authority and the approval by them of the design, siting and external appearance of such garage and of the means of access thereto.

7. No dwelling shall be occupied until the access, parking spaces and turning spaces shown on the approved plans have been constructed in such a manner that each dwelling unit is served by a properly consolidated and surfaced footpath and vehicle access between the dwelling and the existing highway, in accordance with the approved plans.

8. No dwelling shall be occupied until secure parking facilities for bicycles have been provided for it in accordance with plans and specifications to be first submitted to and approved in writing by the Local Planning Authority. The approved facilities shall thereafter be permanently retained and kept available for the parking of bicycles at all times.

9. The finished floor, ground and ridge height levels shall not exceed those shown on the approved plans.

10. Notwithstanding the approved plans no development shall be commenced above ground level until sample panels of the materials to be used in the construction of the external surfaces of the buildings to which they relate have been constructed on site and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. These details may be submitted for the whole, or part of a phase.

11. Provisions for the storage of refuse shall be constructed and made available for use in accordance with details to be submitted and approved by the Local Planning Authority prior to the occupation of each dwelling that they serve and thereafter shall be made permanently available for use for the storage of refuse only.

12. No development shall commence until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of:-

- a) the number and frequency of construction vehicle movements;
- b) construction operation hours;
- c) construction vehicle routes to and from the site with distance details;
- d) construction delivery hours;
- e) vehicle parking for contractors;
- f) specific measures to be adopted to minimise and mitigate construction impacts on the environment (including effects of noise, dust, vibration, waste disposal, piling, ground works and rock removal, and infrastructure improvements if appropriate);
- g) a detailed site traffic management plan to control traffic movements within the site during the construction phases;
- h) a detailed working method statement to avoid/minimise impacts on protected and notable species and important habitats; and
- i) a plan showing measures for habitat protection and retention.

The approved Plan shall be implemented and adhered to at all times, unless any amendments are first agreed in writing with the Local Planning Authority.

13. All ecological mitigation measures identified in the Habitats Regulations Assessment together with the recommended compensation and enhancement measures proposed in the Ecological Impact Assessment April 2020 and letter dated 3rd December shall be implemented according to a programme to be approved by the Local Planning Authority.

14. No dwelling shall be occupied until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved by the Local Planning Authority in accordance with the principles set out in the approved documents. The Plan shall cover a ten-year period and include measures for establishment, enhancement and management of habitats and open spaces within the site and shall include planting schedules devised in accordance with the principles set out in the approved documents and any conditions required as part of the HRA. This shall include a timetable for management activities as well as a monitoring schedule and shall be fully implemented.

PAR 17 Planning Appeals 21 07 21 (Agenda Item 8)

The Director of Place Directorate's representatives reported on appeal decisions and appeals that had been lodged since the date of the last meeting.

Resolved: that the report be noted.

The Committee thanked Judith Porter for all her hard work for the Council and wished her a well on her retirement. Judith was given a well-deserved round of applause in her absence.

The Chairman noted that the Planning Peer Review Working Party's findings had been agreed at the Council meeting of 19 July. He thanked Cllr Crockford-Hawley and officers for their work on the report.

Chairman

North Somerset Council

ITEM 2.6

REPORT TO THE PLANNING AND REGULATORY COMMITTEE

DATE OF MEETING: 18 August 2021

SUBJECT OF REPORT: Planning application 21/P/0803/FUL

Full application for the construction of a Scout Headquarters and associated works at land to the west of Wild Country Lane, Long Ashton

TOWN OR PARISH: Long Ashton

OFFICER/MEMBER PRESENTING: Head of Planning

KEY DECISION: No

RECOMMENDATION:

Refuse for the following reasons:

1. The proposal constitutes inappropriate development within the Green Belt that would be harmful to the openness of the Green Belt and conflict with the purposes of including land within it. No very special circumstances outweigh the harm caused and the proposal is therefore contrary to policy CS6 of the North Somerset Core Strategy, policy DM12 of the North Somerset Sites and Policies Plan (Part 1) and section 13 the National Planning Policy Framework, notably paragraphs 143-147.
2. The proposed development in this location some distance from the settlement boundary with limited access to more sustainable modes of transport is not a suitable location for a community facility use where insufficient information has been submitted to sufficiently demonstrate that there are no other more sustainable located sites within the settlement boundary of Long Ashton that would be suitable for the proposed Scout HQ building contrary to policy CS33 of the North Somerset Core Strategy and DM69 of the Sites and Policies Plan (Part 1).
3. The proposed development for a Scout building and associated works within a rural setting within the open countryside, with an open and pastoral character, would encroach upon the surrounding countryside and erode the rural landscape and as such would be contrary to policies CS5 and CS12 of the North Somerset Core Strategy, policies DM10, DM32 and DM69 of the North Somerset Sites and Policies Plan - Part 1 and the guidance in the adopted North Somerset Landscape Character Assessment Supplementary Planning Document.

4. In the absence of a safe pedestrian and cycle access crossing into the application site and no vehicle speed surveys submitted to demonstrate that the achievable visibility splay is acceptable in this location, the proposed development will result in a detrimental impact to highway safety contrary to Policy CS10 of the Core Strategy, Policy DM24 of the Sites and Policies Plan (Part 1) and the advice in The Design Manual for Roads and Bridges.
5. Insufficient evidence has been submitted with the application to enable the Local Planning Authority to determine that the site does not accommodate protected species and/ or nature conservation interest, or that any harm caused by the development could be avoided or mitigated to an acceptable level. In the absence of details to the contrary, the proposed development is likely to result in harm to nature conservation including protected species and their habitats, contrary to section 15 of the National Planning Policy Framework, policy CS4 of North Somerset Core Strategy, policy DM8 of the North Somerset Sites and Policies Plan (Part 1), the North Somerset 'Biodiversity and Trees' SPD and the North Somerset and Mendip Bats SAC SPD. The proposals may also contravene the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2010 (as amended).

1. SUMMARY OF REPORT

The application was considered by the Committee on 21 July 2021 when it was resolved that it should be approved subject to various matters being addressed. As the Committee resolution was contrary to the officer's recommendation, the application was held over in accordance with the provisions of the Scheme of Delegation to enable the issues raised to be considered before the Committee confirms the decision.

2. POLICY

As set out in the report to the Planning and Regulatory Committee report of 21 July 2021 attached as Annex 1.

3. DETAILS

The application was considered by the Committee on 21 July where it was recommended for refusal for the reasons set out above. The officers' report attached at Annex A gives the detailed explanation for that recommendation.

The Committee however considered that there were very special circumstances to permit inappropriate development in the Green Belt as set out in paragraph 147 of the NPPF (July 2021). These were:

- The Long Ashton Scout Group are a well-established scout group who have been operating within the village for 90 years. The Scouting Association is highly regarded and considered to be an important part of the community, providing an invaluable experience for local children and through the charitable role it provides to the community and the proposal is supported by the Long Ashton Parish Council
- The former Scout HQ in Providence Lane was insufficient to meet the needs of the organisation
- The use of other existing venues is unfeasible due to restricted availability

- That the group has outgrown the former Scout HQ in Providence Lane with a waiting list of 97 children
- The proposed development is supported by the Long Ashton Neighbourhood Plan and Policy LC1 in particular
- The absence of other suitable sites outside the Green Belt have being found during the search for a new site
- The proposal would provide a fit-for-purpose building that would be truly inclusive and accessible to all. The new building will be designed to support the needs of young people regardless of disability, through the provision of suitable access and facilities which allow more to benefit through being involved in scouting.

In addition, although located outside the settlement boundary of Long Ashton, it was considered that the site is not located a substantial distance from the edge of the settlement boundary for Long Ashton and was within walking and cycling distance with Perry Road which has links to national cycle routes.

While the principle of the development was considered to be acceptable by the Committee, this was subject to the submission of the required ecological reports; clarification of the proposed pedestrian access; determination of the vehicle access point; a suitable s106 agreement between the Scouts, the landowner, and the council safeguarding the site for the proposed development; and appropriate planning conditions to be drafted by officers in consultation with the Chairman, Vice Chairman and Ward Members.

These matters are set out in Annex 2 together with a schedule of suggested conditions should the committee be minded to confirm approval of the application.

4. CONSULTATION

Details of consultation responses are in the Committee report in Annex 1. An additional 16 letters of objection have been received. No new points were raised which are not addressed in the report in Annex 1.

5. FINANCIAL IMPLICATIONS

N/A.

6. EQUALITY IMPLICATIONS

As set out in the previous Committee report in Annex 1.

7. CORPORATE IMPLICATIONS

As set out in the previous Committee report in Annex 1.

8. OPTIONS CONSIDERED

Planning applications can either be approved or refused.

AUTHOR Richard Kent. Head of Planning. Jessica Smith Senior Planning Officer.

BACKGROUND PAPERS

Planning and Regulatory Committee report 21 July, July 2021 update sheet and draft minutes.

ANNEX 1
REPORT TO PLANNING & REGULATORY COMMITTEE
21 JULY 2021

SECTION 1 – ITEM 6

Application No: 21/P/0803/FUL

Proposal: Construction of a Scout Headquarters and associated works

Site address: Land to the west of Wild Country Lane, Long Ashton

Applicant: Long Ashton Scout Group

Target date: 17.06.2021

Extended date: 23.07.2021

Case officer: Jessica Smith

Parish/Ward: Long Ashton Long Ashton

Ward Councillors: Councillor Stuart McQuillan Councillor Ash Cartman

REFERRED BY COUNCILLOR CARTMAN

Summary of recommendation

It is recommended that the application be **REFUSED**. The full recommendation is set out at the end of this report.

The Site

The application site is located off Wild Country Lane which is at the western end of Long Ashton. The site is approximately 300 metres to the south of the main Weston Road in Wild Country Lane and approximately 130 metres to the south of the mainline railway bridge. It is currently an agricultural field of 0.3ha in size on the west side of Wild Country Lane and is accessed by a field gate from Wild Country Lane. The site is bordered to the north by hedging and a number of established trees and a grassed bank some 5 metres high.

The Application

Full permission is sought for:

- the erection of a single storey timber clad Scout HQ building measuring approximately 22.6m in length, 14.5m in width and 7.12m in height.

- the proposed building would include a hall and hall storage room, meeting/activities room, kitchen, kit store room and wc facilities
- the proposed building would be finished in vertical timber cladding and an insulated sinusoidal metal cladding
- the building would be designed to incorporate rainwater harvesting, use air source heat pump and have a living wall incorporating bug and bird boxes on the west side elevation
- the relocation of existing access and creation of a tarmac access and parking area for 13 vehicles with an additional 4 overflow parking spaces on grasscrete

The site would also include land for outdoor activity space and would be landscaped. The application includes supporting information including several appeal decisions and details of alternative sites

Relevant Planning History

No relevant planning history

Policy Framework

The site is affected by the following constraints:

- Within the Green Belt
- Outside the settlement boundary for Long Ashton
- Within Landscape Character Area B1 Land Yeo and Kenn River Flood Plain
- Within Zone C of the NS and Mendips Bats SAC

The Development Plan

North Somerset Core Strategy (NSCS) (adopted January 2017)

The following policies are particularly relevant to this proposal:

CS1	Addressing climate change and carbon reduction
CS2	Delivering sustainable design and construction
CS3	Environmental impacts and flood risk management
CS4	Nature Conservation
CS5	Landscape and the historic environment
CS9	Green infrastructure
CS10	Transport and movement
CS11	Parking
CS12	Achieving high quality design and place making
CS27	Sport, recreation and community facilities
CS33	Smaller settlements and countryside
CS34	Infrastructure delivery and Development Contributions

Sites and Policies Plan Part 1: Development Management Policies (adopted 19 July 2016)

The following policies are particularly relevant to this proposal:

DM2	Renewable and low carbon energy
DM6	Archaeology
DM8	Nature Conservation
DM9	Trees
DM10	Landscape
DM12	Development within the Green Belt
DM19	Green infrastructure
DM24	Safety, traffic and provision of infrastructure etc associated with development
DM28	Parking standards
DM32	High quality design and place making
DM33	Inclusive access into non-residential buildings and spaces
DM69	Location of sporting, cultural and community facilities
DM71	Development contributions, Community Infrastructure Levy and viability

Sites and Policies Plan Part 2: Site Allocations Plan (adopted 10 April 2018)

The following policies are particularly relevant to this proposal:

SA2	Settlement boundaries and extension of residential curtilages
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The Long Ashton Neighbourhood Plan

The Long Ashton Neighbourhood Plan was formally 'made' by the council on 10 November 2015, at which point it became part of the statutory development plan.

The following policies are particularly relevant to this proposal:

LC1	Support and make improvements to the Community Centre and sports facilities
LC2	Retain and improve sporting and recreational facilities
LC5	Protection of Assets of Community Value
T1	Encouraging sustainable modes of transport
LHN1	Providing well designed energy efficient buildings and places
LHN2	Securing sympathetic village design in compliance with Village Design Statement

Other material policy guidance

National Planning Policy Framework (NPPF) (February 2019)

The following sections are particularly relevant to this proposal:

- 2 Achieving Sustainable Development
- 8 Promoting healthy and safe communities
- 9 Promoting sustainable transport
- 11 Making effective use of land
- 12 Achieving well designed places
- 13 Protecting Green Belt Land
- 14 Meeting the challenge of climate change, flooding and coastal change
- 15 Conserving and enhancing the natural environment
- 16 Conserving and enhancing the historic environment

Supplementary Planning Documents (SPD) and Development Plan Documents (DPD)

- North Somerset Parking Standards SPD (adopted November 2013)
- North Somerset Landscape Character Assessment SPD (adopted September 2018)
- Biodiversity and Trees SPD (adopted December 2005)
- Creating sustainable buildings and places SPD (updated March 2021)
- North Somerset and Mendip Bats Special Area of Conservation (SAC) Guidance on Development: SPD (Adopted January 2018)

Consultations

Copies of representations received can be viewed on the council's website. This report contains summaries only.

Third Parties: 1 letter of objection has been received. The principal planning points made are as follows:

- Danger to pedestrians due to no appropriate pavement
- No street lighting increasing pedestrian danger from vehicles at night
- Increase in traffic to A38
- Unacceptable in the Green Belt allowing for future development of the greenfield site
- Better location would be next to the existing Guide Hut allowing the Scouts and Guides to be more aligned on the same site which has good well lit access route including pavement and cycle path

134 letters of support have been received. The principal planning points made are as follows:

- New Scout HQ is overdue and a much needed youth facility in Long Ashton
- A much needed resource providing activities that support young people's physical, social and emotional health
- Waiting list of almost 100 children
- This location is close to the village without affecting residential properties providing safe outdoor space
- Despite searches in the village for alternative sites none could be found due to price of sites
- Many children already walk/cycle within the village and it will be accessible just off the Festival Way
- Well designed and sympathetic building to area and Green Belt
- Should be an exception to Green Belt restrictions
- Proposal will help enhance ecology

Long Ashton Parish Council: "We feel this proposal is exceptional and represents a justifiable development within the green belt - it's also support by Long Ashton's NDP which recognises the need for a new local Scout facility".

Other Comments Received:

Girl Guiding Group – Long Ashton:

Due to existing Guiding activities, Scouts could not be accommodated for within the existing Guide HQ. Not enough space or car parking within Guide HQ site to accommodate another building.

Principal Planning Issues

The principal planning issues in this case are (1) Green Belt (2) the principle of community use development in this location, (3) landscape impact, (4) highway safety, (5) parking (6) protected species (7) non-designated heritage assets and archaeology and (8) drainage.

Issue 1: Inappropriate development in the Green Belt

This site is located outside the settlement boundary for Long Ashton within the Bristol & Bath Green Belt. Development within the Green Belt is assessed in two stages namely: 1) whether the proposed development constitutes inappropriate development, and if so 2) the harm to the openness of the Green Belt.

The National Planning Policy Framework (NPPF) states that development in the Green Belt is 'inappropriate' unless for a limited number of purposes (these are listed in paragraphs 145 - 147 of the Framework). Policy DM12 of the Sites and Policies Plan (Part 1) echoes the NPPF and also sets out types of development that are not regarded as being 'inappropriate' in the Green Belt.

Although the proposed development would be for a Scout HQ building with some associated outdoor activity, the proposed development is not considered to fall within any of the categories of development listed in the National Planning Policy Framework or Policy DM12 and therefore constitutes 'inappropriate development' in the Green Belt.

Given that the proposed development does constitute inappropriate development within the Green Belt, the harm to the openness of the Green Belt from the proposed development is considered. Policy DM12 states that a material change of use which maintains the openness of the Green Belt is not considered to be inappropriate development provided that it does not conflict with the purposes of including land in the Green Belt (for example agricultural or equestrian use). Paragraph 133 of the NPPF indicates that openness is an essential characteristic of the Green Belt referring to both the spatial and visual effect of the proposal.

It is noted that the proposed development may be of a sustainable design to be finished in timber cladding to appear more rural with some limited additional hedge and tree planting proposed with ecological benefits, however the proposed building would be large and visually intrusive within the Green Belt given that the existing site is a greenfield agricultural land with limited screening. The proposed hedge boundaries and additional trees would only be maintained at 1.2m in height and take some time to become established, resulting in an highly visible feature from wide reaching views across the Green Belt and open countryside. Moreover, the large scale of the proposed building with the associated parking area would result in the loss of openness and encroachment into an undeveloped area in the countryside reducing the spatial character and the purpose for including land within the Green Belt. The visual and spatial harm caused by the

proposed development within the Green Belt is not considered to be overcome by the design of the building and ecological enhancements proposed.

It is therefore concluded that the proposed development constitutes inappropriate development that would be harmful to the openness of the Green Belt and the purpose of including land within it. In doing so, it should be noted that all the information submitted with the application, including the appeal decisions have been taken into account in the determination of this application.

Paragraph 143 of the National Planning Policy Framework states that: “inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances”. Paragraph 144 states that: “When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ (VSC) will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

In this particular case, the details submitted with this application suggest that the proposed development does constitute VSC for the following reasons:

- The Long Ashton Scout Group are a well-established scout group who have been operating within the village for 90 years. The Scouting Association is highly regarded and considered to be an important part of the community, providing an invaluable experience for local children and through the charitable role it provides to the community and the proposal is supported by the Long Ashton Parish Council
- Form Scout HQ in Providence Lane was insufficient to meet the needs of the organisation
- Use of other existing venues is unfeasible due to restricted availability
- Outgrown former Scout HQ in Providence Lane with a waiting list of 97 children
- The proposed development is supported by the Long Ashton Neighbourhood Plan and Policy LC1 in particular
- No other suitable sites outside the Green Belt have been found during the search for a new site
- The proposal would provide a fit-for-purpose building that would be truly inclusive and accessible to all. The new building will be designed to support the needs of young people regardless of disability, through the provision of suitable access and facilities which allow more to benefit through being involved in scouting.

As set out below, while the Long Ashton Neighbourhood Plan is supportive of youth facilities in principle, the application site is not considered to be a sustainable or suitable location for such a facility. In addition, it is not considered that sufficient alternative sites have been assessed that would be within the settlement boundary or on previously development land more accessible to a variety of modes of transport. Although it is noted that the purpose of the proposed development is to have a fit-for-purpose building that is accessible to all, it is considered that a more sustainable option would be for the new Scout HQ building to be within the curtilage of the existing Guides HQ, which would be substantially more sustainable in its location and provide a multi-use, fit-for-purpose site to both Guides and Scouts.

Given the above, it is considered that the proposed development constitutes inappropriate development that is harmful to the openness of the Green Belt and the purposed for including land within it. While details of VSC have been submitted with this application, for the reasons set out above, the details of VSC are not considered to outweigh the substantial harm of the proposed development to the Green Belt. In this respect the proposed development is contrary to Policy CS6 of the Core Strategy and Policy DM12 of the Sites and Policies Plan Part 1.

Issue 2: The principle of community use development in this location

Policy CS33 of the Core Strategy states that community facilities outside settlement boundaries will be considered only where such a need cannot be met within or adjacent to settlement boundaries and that they are well related to the community which they are intended to serve.

Policy DM69 of the Sites and Policies Plan Part 1 permits such facilities outside settlement boundaries only where the site is well related to the community it is intended to serve, is accessible by a wide range of transport modes and to disabled people.

The application site is located within the Long Ashton Neighbourhood Plan area where Policy *LC1: Support and make improvements to the Community Centre and sports facilities* identifies a need for and supports development for purpose built facilities for young people up to 19 years in order to provide essential support for youth activities if sufficient funds and suitable locations could be found.

Comments received have suggested that the new Scout HQ should be located within the curtilage of the Guides HQ as a more sustainable option for the proposed development. This would provide the opportunity to have both organisations utilising the same facilities within a sustainable location that is accessible by a variety of modes of transport as required by Policy DM69. While it likely that there is sufficient space within the Guides HQ to accommodate an additional building or extend the existing building to accommodate the Scouts, the Guiding Group has confirmed that it would not allow for such development within their site and there would be insufficient space for a building and associated car parking.

From the information submitted with this application, it is understood that there are no other available sites within the wider area that would be a suitable and in a more sustainable location for the new Scout HQ building. It should be noted, however, that the former Scout HQ at 60 Providence Lane has not yet had planning permission for the redevelopment of the site following its sale by the Scout Group. Given that this current application has demonstrated a need for a community facility with Long Ashton, any future removal of the community facility at the former Scout HQ site in Providence Lane may be refused.

Whilst being close to the village (approximately 250m from Pear Tree Avenue or 300m to Weston Road), the site is outside of the built up area of Long Ashton and on the west side of Wild Country Lane which is separated from the rest of the village. In addition, the site is not very accessible as a result of only having a single footway on the eastern side of the road where there is limited street lighting located on the western side of Wild Country Lane only with gaps of approximately 50m between each street light. Given the distance from the settlement boundary and poor pedestrian and cycle access, it is

considered that the site is not well related to the community which it intends to serve in Long Ashton where anyone using the site would likely be reliant of vehicular transport rather than other more sustainable modes of transport contrary to Policies CS33 and DM69.

In conclusion, although the proposed Scout HQ building is supported in principle by the Long Ashton Neighbourhood Plan if a suitable location can be found, it is considered that the erection of a single storey Scout HQ building and associated works in this location some distance from the settlement boundary with limited access to more sustainable modes of transport is not a suitable location for such a use and is therefore unacceptable.

In this respect, the proposed development is therefore unacceptable in principle and conflicts with policy CS33 of the North Somerset Core Strategy and DM69 of the Sites and Policies Plan (Part 1).

Issue 3: Landscape Impact

The site falls within the open countryside, outside the settlement boundary for Long Ashton. Policy CS33 of the North Somerset Council Core Strategy states that development outside settlement boundaries and service villages will be strictly controlled in order to protect the character of the rural area and prevent unsuitable development.

Policies CS5 and CS12 of the Core Strategy and policies DM10 and DM32 of the North Somerset Sites and Policies Plan (Part 1) require a high standard of design in all new developments. These policies require that development is sensitively designed to respect the character of the site and its surroundings, taking the opportunity to enhance an area where relevant. In particular, consideration will be given to the siting, soft and hard landscaping, levels, density, form, scale, height, massing, detailing, colour and materials of a development and whether these characteristics respect those of the existing building and the surrounding area.

Policy DM69 of the North Somerset Sites and Policies Plan (Part 1) states that outside settlement boundaries facilities will only be permitted where it is demonstrated that the scale, character or potential impact of the facility would be appropriate in its location and relating to the community it is intended to serve.

In addition to the above, the application site falls within the B1: Land Yeo and Kenn River Flood Plain Landscape Character Area and is predominantly characterised as an open grassland landscape with cattle grazing with a peaceful, rural ambience. The overall character of the area is considered to be moderate where the overall landscape condition is declining. The landscape strategy for the B1 area is to conserve the rural pastoral landscape and enhance the declining elements and areas such as the hedgerows and pastoral character of the area.

The application site is a relatively large parcel of open agricultural land approximately 0.3ha in size, located to the west of Wild Country Lane. The norther site boundary consists of mature trees and hedges where the eastern site boundary is made up of a lower hedge boundary and gated access. The western and southern site boundary has no existing boundary treatment, however there is an existing public Right of Way (LA12/4/10) adjoining the southern boundary of the application site which is accessed

from the existing gate to the agricultural field. The site is very open when viewed from Wild Country Lane and the Public Right of Way to the south where the limited screening from trees located to the north and east of the site gives it a strong open and rural character.

Although the proposed development includes some soft landscaping features, the scale of the proposed development, the large area of tarmac surface and the creation of the new site boundaries to the west and south of the application site, means that the proposed development would be a visually intrusive feature within the current open agricultural field when viewed from Wild Country Lane, the Public Right of Way to the south and wider views across the open countryside. The proposed development would therefore appear out of character with the open rural setting, thereby resulting in an encroachment of development into the countryside and the complete loss of the pastoral appearance of the site which forms an integral part of characterisation of the B1 Landscape Character Assessment Area.

In addition, although some additional planting has been included within the proposed development, given the scale of the proposed development and time required for planting to mature enough to assist in screening, this would not overcome the landscape harm caused. The proposed 1.8m high mesh boundary fences to the west and south of the application site would appear incongruous within the setting for a substantial length of time for the proposed hedges to mature enough to reduce the visual appearance of the fence boundaries.

Taking the above into account, it is considered that due to the openness of the landscape surrounding the proposed site, the proposal would appear disruptive to the rural setting, and harmful to the existing pastoral landscape of the application site thereby resulting in a further decline in the character of the B1 Landscape Character Assessment Area. In this respect, the proposed development is contrary to Policies CS5 and CS33 of the Core Strategy, Policies DM32 and DM69 of the Sites and Policies Plan (Part 1) and the advice within the Landscape Character Assessment SPD.

Issue 4: Highway Safety

The application site is on the western side of Wild Country Lane. The current access to this site, through a field gate has restricted visibility onto Wild Country lane due to its position on the inside of a bend and heavy roadside vegetation.

It is proposed to relocate the site entrance around 200m south of the road bridge over the railway. This relocation, while improving visibility in both directions, moves the access out of the 30mph zone and into the rural de-restricted national speed limit of 60mph. While this would improve visibility onto Wild Country Lane when compared with the existing access, the Design Manual for Roads and Bridges (DMRB) requires visibility splays onto roads with a 60mph speed limit to be 2.4m by 215m. Due to the sinuous alignment of the road, and vergeside vegetation, a visibility splay of only 2.4m by 43m can be achieved. This would be an appropriate visibility splay dimension for an access onto a road with a 30mph speed limit (Manual for Streets) and falls short of the required 215m visibility distance for an access on a 60mph Road. Although the supporting information suggests that the sinuous alignment of Wild Country Lane is likely to reduce vehicle speeds to 30mph or below, making a visibility splay of 2.4m by 43m appropriate, no evidence in the form of vehicle speed surveys has been submitted to demonstrate this.

The supporting information submitted with this application suggests that the 30mph speed limit terminus on Wild Country Lane could be extended southwards to include the access to the development. This would then ensure that the claimed visibility splay from the access would comply with the speed limit. However, in order for the 30mph speed limit to be extended, the road would need to be subject to a vehicle speeds survey to determine whether the current speeds are close enough to 30mph for the change to be effective; and compliant with the council's speed limit policy. The current traffic regulation order would need to be amended before any change can take place.

Concern has been raised over the access to the site being dangerous for pedestrians and cyclists where there is no lighting. From the submitted plans, it appears that cycle and pedestrian access to site would be via the footway on the eastern side of Wild Country Lane, however no details of a safe and appropriate crossing point have been submitted with this application. In this respect, in order to demonstrate safe pedestrian access, if pedestrian access is proposed from the footpath on the eastern side of Wild Country Lane into the site, details of a safe and appropriate crossing point, with visibility splays for pedestrians is required. Moreover, given the limited existing street lighting on the western side of Wild Country Lane, details to the enhancement of the street lighting is required. In the absence of the details of the crossing point and enhanced street lighting, the application fails to demonstrate safe pedestrian access into the site.

Given the above and in the absence of a safe pedestrian and cycle access crossing into the application site and no vehicle speed surveys that demonstrate that the 43m visibility splay would be acceptable in this location or that there would be an improved visibility, the proposed relocation of the access and limited visibility is therefore considered to result in a detrimental impact to highway safety and is therefore contrary to Policy CS10 of the Core Strategy, Policy DM24 of the Sites and Policies Plan (Part 1) and the advice in The Design Manual for Roads and Bridges.

Issue 5: Parking

The applicant proposes to provide 17 car parking spaces including 3 disabled spaces. Spaces for 2 mini-buses is also shown. The site plan also shows that an area of overflow parking which would be surfaced in grasscrete. The layout of the site would enable all these vehicles to safely park and turn clear of the highway. This accords with the North Somerset Parking Standards SPD. It is therefore considered that the proposed development would provide sufficient onsite parking provision. The proposal is therefore in accordance with policies DM24, DM28 and DM69 of the Sites and Policies Plan (Part 1).

Issue 6: Protected Species

The site offers potential to support a variety of protected species such as badger, bats, reptiles, dormouse and nesting birds. While no impacts are anticipated on any statutory or non-statutory designated sites from the proposed development, in order to ensure that the proposal would maintain and enhance biodiversity onsite, a number of measures would be required. This would include suitable planting, lighting controls, sensitive construction management including badger and bat activity surveys.

Although it is noted that some of the above requirements forming part of the submitted Preliminary Ecological Appraisal could be conditioned, many of the additional requirements are needed to be submitted to and approved prior to the determination of this application in order to ensure that there would be no harm to protected and un-protected species as a result of this proposed development.

In the absence of the submission of the required details as set out above, it has not been demonstrated that nature conservation and ecological enhancements to the area can be achieved, and that protected species will not be harmed. The development is therefore contrary to the requirements of the Conservation of Habitats and Species Regulations 2017 and the Natural Environment and Rural Communities Act 2006, and to policy CS4 of the North Somerset Core Strategy, policy DM8 of the Sites and Policies Plan (Part 1) and the council's Biodiversity and Trees SPD.

Issue 7: Non-designated Heritage Assets and archaeology

The proposed development is in an area historically characterised as 'late medieval enclosed open fields created by local arrangement and exchange'.

Policy CS5 of the North Somerset Core Strategy states that the council will conserve the historic environment of North Somerset, having regard to the significance of heritage assets. Policy DM6 of the North Somerset Sites and Policies Plan (Part 1) requires that archaeological interests be fully taken into account when determining application. Policy DM7 of the North Somerset Sites and Policies Plan (Part 1) states that when considering proposals involving non-designated heritage assets the council will take into account their local significance and whether they warrant protection where possible from removal or inappropriate change including harm to their setting.

There are no designated nor non-designated heritage assets within the application site, but it lies within close proximity to the Scheduled Monument of the Small Roman town at Gatcombe (less than 250m to the north). The Scheduled Monument comprises a small Roman town, part of an associated field system and earlier Iron Age remains. The Scheduled Monument has been subject to extensive surveys, evaluations and excavations over a number of decades.

Surveys to the south of the railway line (west of the proposed development) have revealed potential evidence that the small town extends considerably further south than previously anticipated. It is possible that remains of the wider field systems or associated remains may extend south into the proposed development area.

In addition, there are numerous find spots in the vicinity including Bronze Age flints and part of a polished stone axe (c. 280m to the east), a medieval finger ring and a 17th century pottery scatter c. 300m to the south east.

No previous archaeological investigations are recorded at this location, but geophysical surveys, evaluations and excavations have been undertaken to the north of the proposed development, as detailed above.

Given that the proposed development has the potential to result in the loss of any archaeological remains present, a condition is required for the details of a programme of archaeological monitoring and recording to be submitted to the LPA and thereafter implemented in accordance with the approved details. This is to ensure that any

archaeological remains are preserved by record, in accordance with paragraph 199 of the NPPF and Policies DC5 of the Core Strategy and Policies DM6 and DM7 of the North Somerset Sites and Policies Plan.

Issue 8 Drainage

Details of foul and surface water drainage have been submitted with the application and a condition can be attached to any permission granted to secure their implementation. In this respect, the proposal is in accordance with policy DM1 of the Sites and Policies Plan (Part 1) and section 10 of the NPPF.

Natural Environment and Rural Communities (NERC) Act 2006

The proposed development will not have a material detrimental impact upon bio-diversity.

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017

The proposed development does not fall within Schedule 1 or 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. A formal EIA screening opinion is not, therefore, required.

The Crime and Disorder Act 1998

The proposed development will not have a material detrimental impact upon crime and disorder.

Conclusion

The proposed development constitutes inappropriate development that is harmful to the openness of the Green Belt and the purposes for including land within it. While very special circumstances (VSC) have been suggested, they do not overcome the harm to the Green Belt caused by reason of inappropriateness and the other substantial visual and physical harm caused to the Green Belt. In this respect the proposed development is contrary to Policy CS6 of the Core Strategy and Policy DM12 of the Sites and Policies Plan Part 1.

The location of the site some distance from the settlement boundary with limited access to more sustainable modes of transport is means it is an unsustainable location for a community facility. Although alternative sites have been assessed prior to the submission of this application, it is considered that insufficient information has been submitted to sufficiently demonstrate that there are no other more sustainable located sites within the settlement boundary of Long Ashton that would be suitable for the proposed Scout HQ building. In this respect, the proposed development is therefore unacceptable in principle and conflicts with policy CS33 of the North Somerset Core Strategy and DM69 of the Sites and Policies Plan (Part 1).

In addition to harm to the Green Belt and due to scale of the proposed development in a site characterised as being a visual open and rural pastoral landscape, the proposal would harm the rural setting, out of keeping with the existing pastoral landscape of the application site thereby resulting in a further decline in the character of the B1 Landscape Character Assessment Area. In this respect, the proposed development is contrary to

Policies CS5 and CS33 of the Core Strategy, Policies DM32 and DM69 of the Sites and Policies Plan (Part 1) and the advice within the Landscape Character Assessment SPD.

In the absence of a safe pedestrian and cycle access crossing into the application site and of vehicle speed surveys that demonstrate that there would be an acceptable visibility at the site entrance, the proposed relocation of the access is considered to result in a detrimental impact to highway safety and is therefore contrary to Policy CS10 of the Core Strategy, Policy DM24 of the Sites and Policies Plan (Part 1) and the advice in The Design Manual for Roads and Bridges.

Finally, in the absence of additional ecological surveys, plans and details as required by the submitted Preliminary Ecological Appraisal it cannot be concluded that protected species will not be harmed. The development is contrary to the requirements of the Conservation of Habitats and Species Regulations 2017 and the Natural Environment and Rural Communities Act 2006, and to policy CS4 of the North Somerset Core Strategy, policy DM8 of the Sites and Policies Plan (Part 1) and the council's Biodiversity and Trees SPD.

RECOMMENDATION: REFUSE for the following reasons:

1. The proposal constitutes inappropriate development within the Green Belt that would be harmful to the openness of the Green Belt and conflict with the purposes of including land within it. No very special circumstances outweigh the harm caused and the proposal is therefore contrary to policy CS6 of the North Somerset Core Strategy, policy DM12 of the North Somerset Sites and Policies Plan (Part 1) and section 13 the National Planning Policy Framework, notably paragraphs 143-147.
2. The proposed development in this location some distance from the settlement boundary with limited access to more sustainable modes of transport is not a suitable location for a community facility use where insufficient information has been submitted to sufficiently demonstrate that there are no other more sustainable located sites within the settlement boundary of Long Ashton that would be suitable for the proposed Scout HQ building contrary to policy CS33 of the North Somerset Core Strategy and DM69 of the Sites and Policies Plan (Part 1).
3. The proposed development for a Scout building and associated works within a rural setting within the open countryside, with an open and pastoral character, would encroach upon the surrounding countryside and erode the rural landscape and as such would be contrary to policies CS5 and CS12 of the North Somerset Core Strategy, policies DM10, DM32 and DM69 of the North Somerset Sites and Policies Plan - Part 1 and the guidance in the adopted North Somerset Landscape Character Assessment Supplementary Planning Document.
4. In the absence of a safe pedestrian and cycle access crossing into the application site and no vehicle speed surveys submitted to demonstrate that the achievable visibility splay is acceptable in this location, the proposed development will result in a detrimental impact to highway safety contrary to Policy CS10 of the Core Strategy, Policy DM24 of the Sites and Policies Plan (Part 1) and the advice in The Design Manual for Roads and Bridges.

5. Insufficient evidence has been submitted with the application to enable the Local Planning Authority to determine that the site does not accommodate protected species and/ or nature conservation interest, or that any harm caused by the development could be avoided or mitigated to an acceptable level. In the absence of details to the contrary, the proposed development is likely to result in harm to nature conservation including protected species and their habitats, contrary to section 15 of the National Planning Policy Framework, policy CS4 of North Somerset Core Strategy, policy DM8 of the North Somerset Sites and Policies Plan (Part 1), the North Somerset 'Biodiversity and Trees' SPD and the North Somerset and Mendip Bats SAC SPD. The proposals may also contravene the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2010 (as amended).

ANNEX 2

A. Matters to be resolved before planning permission is granted:

- (a) submission of the required ecological reports;
- (b) clarification of the proposed pedestrian access, and determination of the vehicle access point;
- (c) a legal agreement to include (i) a financial contribution to pay for a Road safety audit and Traffic Regulation Order (TRO) to move the speed limit sign and regulations; (ii) a requirement to enter into a S278 agreement to deliver the works on the highway for the new access and crossing point; and (iii) an agreement between the Scouts, the landowner, and the council safeguarding the site for use by the Scouts only and for no other purpose
- (d) imposition of appropriate planning conditions.

B. Schedule of suggested conditions if permission is granted

Should the Committee be minded to approve the application the following conditions are suggested. Further conditions may be required as a result of the submission of additional information to address the outstanding matters. Additional or amended conditions to be agreed in consultation with the Chairman, Vice Chairman and ward members.

1. The development hereby permitted shall be begun before the expiry of three years from the date of this permission.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the approved plans and documents to be listed on the decision notice.

Reason: For the avoidance of doubt and in the interest of proper planning.

3. The materials to be used in the development hereby permitted shall be in complete accordance with the approved plans and specifications unless details of any alternative material have first been submitted to and approved, in writing, by the Local Planning Authority.

Reason: To ensure that the materials to be used are acceptable in order to maintain the character and appearance of the building and those of the surrounding area, and in accordance with policies CS5 and CS12 of the North Somerset Core

Strategy and policies DM12 , DM32 and DM69 of the North Somerset Sites and Policies Plan (Part 1).

4. The Scout Headquarters building The ^IN; shall not be occupied until a hard and soft landscape scheme has been submitted to and approved in writing by the Local Planning Authority showing details of all trees, hedgerows and other planting to be retained; details of the existing gateway being planted up with whips and a new hedgerow to be planted along the western boundary of the site; finished ground levels; a planting specification to include native species of local provenance that are nut and seed bearing numbers, size, species and positions of all new trees and shrubs; details of existing and proposed walls, fences, other boundary treatment and surface treatment of the open parts of the site; and a programme of implementation. The hard and soft landscaping scheme shall be carried out in accordance with the approved details, specifications and programme of implementation. Trees, hedges and plants shown in the landscaping scheme to be retained or planted which, during the development works or a period of ten years following full implementation of the landscaping scheme, are removed without prior written consent from the Local Planning Authority or die, become seriously diseased or are damaged, shall be replaced in the first available planting season with others of such species and size as the Authority may specify. All hard landscape works shall be permanently retained in accordance with the approved details unless otherwise agreed, in writing, by the Local Planning Authority.

Reason: To ensure a satisfactory landscaping scheme is implemented and maintained in the interests of the character and biodiversity value of the area, and in accordance with policies CS4, CS5 and CS9 of the North Somerset Core Strategy, policies DM8, DM9, DM10 and DM32 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Biodiversity and Trees SPD.

For advice on how to discharge this condition, please refer to www.n-somerset.gov.uk/landscapingconditions

5. A Construction Environmental Method Statement shall be submitted to and approved by the Local Planning Authority before works commence. This shall include details of the method of works, including siting and installation of services such as drainage. This shall also include measures for storage and disposal of waste. Measures to protected ecological features and trees during the construction phase shall also be detailed. Works shall be implemented in strict accordance to the approved methodology.

To comply with the Conservation of Habitats and Species Regulations 2017, Policy C4 of the North Somerset Core Strategy and Policy DM8 of the North Somerset Sites and Policies Plan (Part 1) due to the proximity to a European designated site. The details are required prior to commencement of development in order to ensure that the designated site is not harmed during construction or site preparation.

Advice about discharging ecology conditions can be found at: www.n-somerset.gov.uk/ecologyconditions

6. The development shall not take place except in strict accordance with the measures outlined in the Preliminary Ecological Appraisal Version 1 dated 07/05/2021 and the

Interim Bat Activity Survey Ref: 145/R1 dated July 2021. If amendments to the methodology are required, details of the changes must be submitted in writing and agreed by the Local Planning Authority before relevant works proceed. The development shall then be implemented in accordance with the agreed changes.

Reason: To ensure compliance with the Conservation of Habitats and Species Regulations 2017, The Protection of Badgers Act 1992], policy CS4 of the North Somerset Core Strategy and policy DM8 of the North Somerset Sites and Policies Plan (Part 1).

Advice about discharging conditions relating to ecological mitigation can be found at:

www.n-somerset.gov.uk/batroostconditions

www.n-somerset.gov.uk/birdboxconditions

www.n-somerset.gov.uk/ecologyconditions

7. No development shall commence until details, including:

- (i) details of the type and location of the proposed lighting;
- (ii) existing lux levels affecting the site;
- (iii) the proposed lux levels; and
- (iv) lighting contour plans,

have been submitted to and approved in writing by the Local Planning Authority. Any external lighting shall be installed and operated in accordance with the approved details.

Reason: To reduce the potential for light pollution in accordance with Policy CS3 of the North Somerset Core Strategy and to protect bat habitat in accordance with the Conservation of Habitats and Species Regulations 2017, Wildlife and Countryside Act 1981 (as amended), policy CS4 of the North Somerset Core Strategy and policy DM8 of the North Somerset Sites and Policies Plan (Part 1).

8. No development shall commence until a plan showing the location and design of tree and hedge protection fencing has been submitted to and agreed in writing by the Local Planning Authority and the agreed tree and hedge protection has been erected around existing trees and hedges to be retained. Unless otherwise specified, the fencing shall be as shown in Figure 2 of BS5837:2012 'Trees in relation to design, demolition and construction - Recommendations' and shall be erected to achieve root protection areas in accordance with BS5837:2012 root protection area calculations and the location of the fencing shall be informed by the recommendations of BS5837:2012. This fencing shall remain in place during site works. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority. No fires shall be lit within 10 metres of the nearest point of the canopy of any retained tree or hedge. No equipment, machinery or structure shall be attached to or supported by a retained tree or hedge. No mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection area. The Local Planning Authority is to be advised prior to development

commencing of the fact that the tree and hedge protection measures as required are in place and available for inspection.

Reason: To ensure that trees and hedges to be retained are not adversely affected by the development, in the interests of the character and biodiversity value of the area, and in accordance with policies CS4, CS5 and CS9 of the North Somerset Core Strategy, policies DM8, DM9, DM10 and DM32 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Biodiversity and Trees SPD. The details are required prior to commencement of development because the development/construction works have the potential to harm retained trees. Therefore, these details need to be agreed before work commences.

For advice about discharging tree/hedge protection conditions, please refer to www.n-somerset.gov.uk/treeprotectionconditions

9. No development shall commence until detailed precautionary working methods to protect dormouse as required within the Preliminary Ecological Appraisal Version 1 dated 07/05/2021 has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall be carried out in accordance with these approved details.

Reason: To ensure dormice are safeguarded during construction in accordance with the Wildlife and Countryside Act 1981 (as amended), policy CS4 of the North Somerset Core Strategy and policy DM8 of the North Somerset Sites and Policies Plan (Part 1). The details are required prior to commencement of development in order to ensure that protected species are not harmed during construction.

Advice about discharging ecology conditions can be found at: www.n-somerset.gov.uk/ecologyconditions

10. No development shall commence until a detailed method statement which includes:
- (i) measures to avoid killing or injuring reptiles, nesting birds and small mammals during construction;
 - (ii) details of phased vegetation clearance to protect reptiles, nesting birds and small mammals; and
 - (iii) to provide mitigation for such species if they are found during construction

has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall be carried out in accordance with these approved details.

Reason: To ensure reptiles, nesting birds and small mammals are safeguarded during construction in accordance with the Wildlife and Countryside Act 1981 (as amended), policy CS4 of the North Somerset Core Strategy and policy DM8 of the North Somerset Sites and Policies Plan (Part 1). The details are required prior to commencement of development in order to ensure that protected species are not harmed during construction.

Advice about discharging ecology conditions can be found at: www.n-somerset.gov.uk/ecologyconditions

11. No development shall commence until a badger survey for active day nest and a badger survey to search for any newly created badger setts as required within the Preliminary Ecological Appraisal Version 1 dated 07/05/2021 have been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall be carried out in accordance with these approved details.

Reason: To ensure badgers are safeguarded during construction in accordance with the Wildlife and Countryside Act 1981 (as amended), policy CS4 of the North Somerset Core Strategy and policy DM8 of the North Somerset Sites and Policies Plan (Part 1). The details are required prior to commencement of development in order to ensure that protected species are not harmed during construction.

*Advice about discharging ecology conditions can be found at:
www.n-somerset.gov.uk/ecologyconditions*

12. Before the development hereby approved is occupied, a brief management statement detailing proposed ecological planting and establishment management of wildlife corridors to south and east and basic wildlife friendly management of woodland shall be submitted to and approved in writing by the Local Planning Authority. This shall include prescriptions and a table of works, including monitoring. Ongoing management shall be carried out in accordance with the approved details.

Reason: To ensure the development contributes to the protection and enhancement of the site's ecology in accordance with policy CS4 of the North Somerset Core Strategy and policy DM8 of the North Somerset Sites and Policies Plan (Part 1). Advice about discharging ecology conditions can be found at: www.n-somerset.gov.uk/ecologyconditions

13. All species of wild birds, their eggs, nests and chicks are legally protected until the young have fledged. No site clearance shall be carried out on site between 1st March and 30th September inclusive in any year, unless a check has been carried out beforehand by a qualified ecologist following a methodology that has first been agreed, in writing, with the local planning authority.

Reason: To comply with the Wildlife and Countryside Act 1981 (as amended), policy CS4 of the North Somerset Core Strategy and policy DM8 of the North Somerset Sites and Policies Plan (Part 1).

14. No development shall commence until a vehicle speed survey has been submitted to and approved, in writing, by the Local Planning Authority.

Reason: To ensure that the development is served by a satisfactory means of vehicular access in the interests of road safety, and in accordance with policy CS10 of the North Somerset Core Strategy and policy DM24 of the North Somerset Sites and Policies Plan (Part 1).

15. The Scout Headquarters building shall not be occupied until a means of vehicular access to it has been constructed in accordance with the findings of the vehicle speed survey in conditions 14 and with plans and specifications that have first been submitted to and approved, in writing, by the Local Planning Authority.

Reason: To ensure that the development is served by a satisfactory means of vehicular access in the interests of road safety, and in accordance with policy CS10 of the North Somerset Core Strategy and policy DM24 of the North Somerset Sites and Policies Plan (Part 1).

17. The Scout Headquarters building shall not be occupied until sight lines have been provided at the junction between the means of access as required by condition 15 and the highway in accordance with plans that have first been submitted to and approved, in writing, by the Local Planning Authority.

Reason: In the interests of road safety and in accordance with policy CS10 of the North Somerset Core Strategy and policy DM24 of the North Somerset Sites and Policies Plan (Part 1).

18. No structure, erection or planting exceeding 600mm in height above the adjoining carriageway level shall be placed within the sight lines required by condition 17.

Reason: To preserve sight lines in the interests of road safety and in accordance with policy CS10 of the North Somerset Core Strategy and policy DM24 of the North Somerset Sites and Policies Plan (Part 1).

19. The Scout Headquarters building shall not be occupied until the existing access to the site has been permanently stopped up and all trace thereof removed in accordance with details that have first been submitted to and approved, in writing, by the Local Planning Authority.

Reason: In the interests of road safety and in accordance with policy CS10 of the North Somerset Core Strategy and policy DM24 of the North Somerset Sites and Policies Plan (Part 1).

20. The Scout Headquarters building shall not be occupied until a means of pedestrian and cycle access to it has been constructed in accordance the findings of the vehicle speed survey in conditions 14 and with plans and specifications that have first been submitted to and approved, in writing, by the Local Planning Authority.

Reason: To ensure that the development is served by a satisfactory means of vehicular access in the interests of road safety, and in accordance with policy CS10 of the North Somerset Core Strategy and policy DM24 of the North Somerset Sites and Policies Plan (Part 1).

21. No development shall take place until the details of a street lighting enhancement scheme have first been submitted to and approved, in writing, by the Local Planning Authority.

Reason: To ensure that the development is served by a satisfactory means of vehicular access in the interests of road safety, and in accordance with policy CS10 of the North Somerset Core Strategy and policy DM24 of the North Somerset Sites and Policies Plan (Part 1).

For advice on how to discharge this condition, please refer to www.n-somerset.gov.uk/landscapingconditions

22. The Scout Headquarters building hereby permitted shall not be occupied until a properly consolidated and surfaced access and parking area for vehicles has been constructed in accordance with the approved plans and specifications. The approved parking area shall thereafter be permanently retained and kept available for parking at all times.

Reason: In order to ensure that adequate parking provision is made in the interests of preserving highway safety and in accordance with policies CS10 and CS11 of the North Somerset Core Strategy, policies DM24 and DM28 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Parking Standards SPD.

23. The Scout Headquarters building hereby permitted shall not be occupied until secure parking facilities for bicycles have been provided in accordance with the approved plans and specifications. The approved facilities shall thereafter be permanently retained and kept available for the parking of bicycles at all times.

Reason: To ensure that secure cycle parking facilities are provided in order to encourage the use of more sustainable transport choices and in accordance with policies CS1 and CS11 of the North Somerset Core Strategy, policy DM28 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Parking Standards SPD.

24. The Scout Headquarters building shall not be occupied until space and facilities for the separate storage and collection of waste and recycling materials have been provided for it in accordance with the approved plans and specifications. The said space and facilities shall thereafter be made permanently available for the storage and collection of waste and recycling materials only for the occupiers of the dwellings.

Reason: The Local Planning Authority wishes to encourage sustainable recycling initiatives in the interests of local amenity and sustainable waste management and in accordance with policies CS1, CS3 and CS7 of the North Somerset Core Strategy and policy DM32 of the North Somerset Sites and Policies Plan (Part 1).

25. The Scout Headquarters building hereby permitted shall not be occupied until the surface water drainage works have been completed in accordance with the approved details.

Reason: To reduce the risk of flooding, and in accordance with policy CS3 of the North Somerset Core Strategy policy and policy DM1 of the North Somerset Sites and Policies Plan (Part 1- Development Management Policies).

26. No development shall take place until a programme of archaeological monitoring and recording of the existing site has been undertaken and the report submitted to the Local Planning Authority and its Historic Environment Record. The programme of archaeological monitoring and recording shall be carried out in accordance with Historic England guidelines.

Reason: The building is of historic significance, and should be preserved by record, having regard to policy CS5 of the North Somerset Core Strategy and policy DM7 of the North Somerset Sites and Policies Plan (Part 1).

27. The Scout Headquarters building hereby permitted shall not be occupied until measures to generate 10% (less if agreed with the local planning authority) of the energy required by the use of the development (measured in kilowatt hours - KWh) through the use of micro renewable or low carbon technologies have been installed on site and are fully operational in accordance with details that have been first submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved technologies shall be permanently retained unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In order to secure a high level of energy saving by reducing carbon emissions generated by the use of the building(s) in accordance with policies CS1 and CS2 of the North Somerset Core Strategy. For further advice on how to discharge this condition please refer to www.nsomerset.gov.uk/energyconditions.

28. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), (or any Order revoking and re-enacting that Order, with or without modification), no extensions or external alterations to the Scout Headquarters building shall be carried out other than those expressly authorised by this permission.

Reason: The Local Planning Authority wish to retain control over extensions and external alterations in order to maintain the openness of the Green Belt and the character and biodiversity value of the area, and in accordance with policies CS4, CS5, CS6, CS9 and CS12 of the North Somerset Core Strategy, policies DM8, DM9, DM10, DM12 and DM32 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Biodiversity and Trees SPD.

29. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order, with or without modification), no garage, shed or other structure shall be erected within the curtilage of the Scout Headquarters building hereby permitted (other than any expressly authorised by this permission).

Reason: The Local Planning Authority wish to retain control over extensions and external alterations in order to maintain the openness of the Green Belt and the character and biodiversity value of the area, and in accordance with policies CS4, CS5, CS6, CS9 and CS12 of the North Somerset Core Strategy, policies DM8, DM9, DM10, DM12 and DM32 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Biodiversity and Trees SPD.

30. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or any Orders revoking and re-enacting those Orders, with or without modification), the premises shall be used as a Scout Headquarters building and any other community use falling within Class F2(b) and for no other purpose.

Reason: The Local Planning Authority wishes to retain control over the use of the premises in the interests of the rural character of the area within the Green Belt and in order to retain the use of the site for the purpose of the local community and in accordance with policies CS5, CS6, CS27 and CS33 of the North Somerset Core Strategy and policies DM12, DM32 and DM69 of the North Somerset Sites and Policies Plan (Part 1).

**PLANNING AND REGULATORY COMMITTEE – 18 AUGUST 2021
REPORT OF THE DIRECTOR OF PLACE**

A - PLANNING APPEAL DECISIONS

1. Planning Application Number 20/P/2271/FUH

Site: Flat 1, Precinct, Brinsea Road, Congresbury

Description: First floor extension to maisonette to create additional storey.

Recommendation: Refuse

Appeal Dismissed 5 Jul 2021

Type of appeal: Written Representation

Officer: Ellena Fletcher

Appellant: Dillan Vaghela

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

2. Planning Application Number 20/P/3068/PIP

Site: Star Inn, Clevedon Road, Tickenham

Description: Permission in Principle for the erection of minimum/maximum of 7 dwellings following demolition of Star Inn.

Recommendation: Refuse

Appeal Dismissed 15 Jul 2021

Type of appeal: Written Representation

Officer: Judith Porter

Appellant: Mr S Williams

The main issue that was identified by the Planning Inspector was whether the site is suitable for residential development, having regard to its location, the proposed land use and the amount of development. These need to be considered in relation to the openness of the Bristol-Bath Green Belt, the effect of the proposal on the character and appearance of the area, whether the occupants of the dwellings would have non private car access to facilities, the loss of a community facility and the loss of a non-designated heritage asset.

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3. Planning Application Number 20/P/3205/FUH

Site: Leaze Cottage, Christon Hill, Christon Road, Loxton

Description: Proposed erection of a replacement front porch

Recommendation: Refuse

Appeal Dismissed 23 Jul 2021

Type of appeal: Fast Track Appeal

Officer: Janet Jones

Appellant: Mr C Bone

The main issue that was identified by the Planning Inspector was the effect of the proposed porch on bats, a European Protected Species.

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B – PLANNING APPEALS RECEIVED SINCE LAST COMMITTEE

1. Planning Application Number 21/P/1070/TEA

Site: Land at junction of Bridge Road and Drove Road, Weston-super-Mare

Description: Application to determine if prior approval is required for the proposed erection of a 15m. Phase 8 Monopole with wraparound cabinet at base, 3no. cabinets and associated ancillary works.

Date of Appeal: 13 Jul 2021

Type of appeal: Written Representation

Case Officer: Anna Hayes

Appellant: Hutchison UK Ltd

2. Planning Application Number 20/P/0829/FUL

Site: 59-61 Meadow Street, Weston-super-Mare

Description: Proposed conversion of the first and second floor to create 4 no. 2-bed flats and 2 no. 1-bed flats and reconfiguration of the ground floor commercial unit.

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Date of Appeal: 19 Jul 2021
Type of appeal: Written Representation
Case Officer: Jessica Smith
Appellant: Mr G Geourgiou

C- INQUIRIES/HEARINGS DATES AND VENUES

1. Site: Land off Summer Lane, Banwell

Enforcement Notice Number 19/00095/UAW
Description: Without planning permission, the creation of a hardstanding and access track
Case Officer: Chris Joannou

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

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
Case Officer: Chris Joannou

Appellant: Ms Kathleen Kiely

Type of Appeal: Hearing – 2 Nov 2021, venue to be confirmed (this is a rescheduled date)

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

Planning Application Number 18/P/5118/OUT

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

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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 (40 days), New Council Chamber, Town Hall

Case Officer: Neil Underhay

Appellant: Bristol Airport Limited

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

Planning Application Number 20/P/0204/LDE

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 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 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 – 9 Nov 2021 (2 days), venue to be confirmed.

Case Officer: Chris Nolan

Appellant: Mr Gregory Wedlake

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4. Site: Devils Elbow Farm, Hillend, Locking

Planning Application Number 19/P/1520/LDE

Description: Certificate of lawfulness for the existing use of a part of an agricultural barn to a self-contained residential flat, the residential occupation of one caravan, building operations to a second caravan and its use as a residential dwelling and the use of the land for B8 storage.

Enforcement Notice Number 20/00063/COU (1)

Description: Without planning permission, the material change of use of part of a building to a single dwelling house

Enforcement Notice Number 20/00063/COU (2)

Description: Without planning permission, the material change of use of the land from a mixed agricultural, equestrian use to a mixed agricultural, equestrian and the siting of a caravan for residential use

Enforcement Notice Number 20/00063/COU (3)

Description: Without planning permission, the material change of use of the land from a mixed agriculture and equestrian use to residential

Type of appeal: Public Inquiry – 12 Oct 2021, venue to be confirmed.

Case Officer: Chris Nolan

Appellant: Mr J Reed

5. Site: Woodlands Farm, Mearcombe Lane, Bleadon

Planning Application Number 20/P/0195/LDE

Description: Certificate of Lawful Development to establish lawfulness of the dwelling, agricultural building, residential curtilage and mixed storage.

Enforcement Number 2017/0455 (A)

Description: Without planning permission, the material change of use of the land from former residential and agricultural use to residential use.

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Enforcement Number 2017/0455 (B)

Description: Without planning permission, the erection of buildings

Enforcement Number 2017/0455 (C)

Description: Without planning permission, the erection of a building

Type of appeal: Public Inquiry – 21 Sep 2021 (4 days), New Council Chamber, Town Hall

Case Officer: Julie Walbridge

Appellant: Mr Keith Perrett, Mrs K Perrett, Mr Mark Perrett

Summary Performance April 21 – March 22

Appeals received 11

Appeals decided 15

Appeals dismissed 13

Percentage dismissed of appeals decided 86.6%

Costs awarded against the Council

Delegated Decision: none

Committee decision: none

Total: none

Appeals Allowed April 21 – March 22

Delegated Decision 2

Committee Decision None

Costs awarded to the Council

Delegated Decision: 1 (partial)