

**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.

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%

Appeals Allowed April 21 – March 22

Delegated Decision 2

Committee Decision None

Costs awarded against the Council

Delegated Decision: none

Committee decision: none

Total: none

Costs awarded to the Council

Delegated Decision: 1 (partial)