

**PLANNING AND REGULATORY COMMITTEE – 21 SEPTEMBER 2022
REPORT OF THE DIRECTOR OF PLACE**

A - PLANNING APPEAL DECISIONS

1. Planning Application Number 21/P/2246/PIP

Site: Land to south of Currells Lane, Currells Lane, Felton

Description: Permission in principle for the erection of between 2 and 5 dwellings.

Recommendation: Refused

Appeal Dismissed 16 Aug 2022

Type of appeal: Written Representation

Officer: Jessica Smith

Appellant: Ms C Nightingale

The main issues that were identified by the Planning Inspector were whether the location, land use and amount of development would be acceptable with specific regard to: 1) whether it would be inappropriate development in the Green Belt; 2) its effect on the openness of the Green Belt; 3) access to services; 4) the character and appearance of the area; and 5) whether the harm by reason of inappropriateness, and any other harm, would be clearly outweighed by other considerations. If so, whether these would amount to the very special circumstances necessary to justify the proposal.

Councils' application for costs refused.

2. Planning Application Number 20/P/2990/OUT

Site: Land off Butts Batch, Wrington

Description: Outline planning application for access with all other matters reserved for the erection of up to 61 no. dwellings, including 18 no. affordable housing units (30%), along with access from Butts Batch, the provision of play facilities and public open space/ecological mitigation land, with associated works

Recommendation: Refused

Appeal Dismissed 25 Aug 2022

Type of appeal: Public Inquiry

Officer: Roger Willmot

Appellant: Strongvox Homes Ltd

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The main issues that were identified by the Planning Inspector were 1) the effect of the proposed development on the setting of the grade I listed Church of All Saints; 2) its effect on the character and appearance of the area; and 3) whether any harm arising would be outweighed by other considerations, including the absence of a National Planning Policy Framework compliant supply of housing land.

3. Planning Application Number 21/P/2120/FUL

Site: Land adjacent to Westward Close, Wroughton

Description: Construction of hardstanding and associated works to facilitate a new public right of way

Recommendation: Appealed against non-determination

Appeal Allowed 25 Aug 2022

Type of appeal: Public Inquiry

Officer: Roger Willmot

Appellant: Strongvox Homes

The main issue that was identified by the Planning Inspector was, in light of the extent of common ground between the Council and the appellant, is whether there are any other considerations that might indicate that this appeal should be dismissed.

4. Enforcement Number 21/00380/UAW

Site: 26 Keedwell Hill, Long Ashton

Description: Without planning permission, the erection of a fence and wall and reprofiling of part of garden.

Recommendation: Enforcement Notice

Appeal dismissed, notice varied and upheld 7 Sep 2022

Type of appeal: Written Representation

Officer: Chris Nolan

Appellant: Ms Alexandra Layard

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

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B – PLANNING APPEALS RECEIVED SINCE LAST COMMITTEE

1. Planning Application Number 22/P/0073/TEA

Site: Land off Bristol Road, opposite side of road to Tesco Express, Congresbury

Description: Application to determine if prior approval is required for proposed works to erect a 15metre high Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works.

Date of Appeal: 23 Aug 2022

Type of appeal: Written Representation

Case Officer: Anna Hayes

Appellant: CK Hutchison Networks (UK) Ltd

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: Simon Exley

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 – 17 January 2023 – scheduled for 2 days. Venue to be confirmed

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2. Site: Proposed Park and Ride adjacent to Heathfield Park, Bristol Road, Hewish, Puxton

Planning Application Number 20/P/1438/FUL

Description: Change of use of land from gypsy pony track/agricultural land to use for a Park and Ride car park for Bristol Airport with 3101 parking spaces plus arrival/departure area with construction of associated roads and surfaces and the erection of a reception centre

Case Officer: Neil Underhay

Appellant: J B Pearce Limited

Type of appeal: Public Inquiry – Rescheduled from 27 July 2022 to 30th November until 9th December (7 sitting days).

Summary Performance April 22 – March 23

Appeals received 19

Appeals decided 26

Appeals dismissed 18

Percentage dismissed of appeals decided 69.2%

Appeals Allowed April 22 – March 23

Delegated Decision 7

Committee Decision 1

Costs awarded against the Council

Delegated Decision: 0

Committee decision: 0

Total: 0

Costs awarded to the Council

Delegated Decision: 0