

**PLANNING AND REGULATORY COMMITTEE – 16 NOVEMBER 2022
REPORT OF THE DIRECTOR OF PLACE**

A - PLANNING APPEAL DECISIONS

1. Planning Application Number 21/P/3225/FUL

Site: 12 Rudleigh Avenue, Pill

Description: New two storey dwelling in garden of No 12 Rudleigh Avenue.

Recommendation: Refused

Appeal Dismissed 6 Oct 2022

Type of appeal: Written Representation

Officer: Ellena Fletcher

Appellant: Mr. Bob Lindsay

The main issues that were identified by the Planning Inspector were 1) the effect of the proposal on the character and appearance of the surrounding area; and 2) the effect of the proposal on the living conditions of the occupants of No 13 Rudleigh Avenue, having particular regard to privacy.

2. Planning Application Number 22/P/0081/FUL

Site: 47 Bristol Road Lower, Weston-super-Mare

Description: Retrospective application for the replacement of a boundary fence fronting Kew Road and additional requirement to infill fence (as was installed previously) and to provide replacement gates.

Recommendation: Refused

Appeal Dismissed 17 Oct 2022

Type of appeal: Written Representation

Officer: Zac Hemborough

Appellant: Mr Allen

The main issue that was identified by the Planning Inspector is whether the development preserves or enhances the character or appearance of the Great Weston Conservation Area.

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3. Planning Application Number 21/P/1931/FUL

Site: Atcost Barn, Glen Farm, Sandy Lane, Lower Failand

Description: Demolition of existing agricultural building and erection of 1no. dwelling

Recommendation: Refused

Appeal Dismissed 2 Nov 2022

Type of appeal: Written Representation

Officer: Jessica Smith

Appellant: Paul Wilson

The main issues that were identified by the Planning Inspector were 1) whether the proposal would be inappropriate development in the Green Belt having regard to the National Planning Policy Framework (the Framework) and any relevant development plan policies; 2) the effect of the proposal on the openness of the Green Belt; 3) whether the appeal site is in a suitable location for new housing, having regard to the proximity to local services; and 4) whether any harm by reason of inappropriateness, and any other harm, would be clearly outweighed by other considerations, so as to amount to the very special circumstances required to justify the proposal.

B – PLANNING APPEALS RECEIVED SINCE LAST COMMITTEE

None

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

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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 - Kenn Room, Town Hall, Weston-super-Mare

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 – 30 November 2022 – scheduled for 8 days. Venue - New Council Chambers, Town Hall, Weston-super-Mare

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Summary Performance April 22 – March 23

Appeals received 26
Appeals decided 31
Appeals dismissed 23
Percentage dismissed of appeals decided 74.1%

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