

**PLANNING AND REGULATORY COMMITTEE – 14 JUNE 2023
REPORT OF THE DIRECTOR OF PLACE**

A - PLANNING APPEAL DECISIONS

1. Enforcement Notice Number 19/00095/UAW

Site: The Field, Summer Lane, Banwell

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

Recommendation: Enforcement Notice

Appeal Dismissed and the enforcement notice upheld with corrections and a variation, 2 Mar 2023

Type of appeal: Hearing

Officer: Chris Joannou

Appellant: Mrs Kathleen Kiely

The main issues that were identified by the Planning Inspector were breaches of planning control.

2. Planning Application Number 19/P/0314/FUL

Site: Land off Summer Lane , Banwell

Description: Use of land for the stationing of caravans for residential purposes as a single pitch gypsy/traveller site and the erection of a day room building ancillary to that use.

Recommendation: Refused

Appeal allowed 2 Mar 2023

Type of appeal: Hearing

Officer: Simon Exley

Appellant: Ms Kathleen Kiely

The main issues that were identified by the Planning Inspector were 1) whether the stationing of caravans for residential use is appropriate in this location; 2) the effect of the development on the character and appearance of the area; and 3) whether the site provides adequate living conditions for the occupiers, specifically in relation to the noise environment. 4) The human rights of the appellant and family.

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3. Enforcement Notice Number 20/00186/COU

Site: Land off Summer Lane, Banwell

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

Recommendation: Enforcement Notice

Appeal Dismissed and the enforcement notice is upheld with corrections and a variation, 2 Mar 2023

Type of appeal: Hearing

Officer: Chris Joannou

Appellant: Ms Kathleen Kiely

The main issues that were identified by the Planning Inspector were 1) whether the stationing of caravans for residential use is appropriate in this location; 2) the effect of the development on the character and appearance of the area; and 3) whether the site provides adequate living conditions for the occupiers, specifically in relation to the noise environment.

Appellants application for costs refused.

4. Planning Application Number 20/P/1438/FUL

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

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

Recommendation: Refused

Appeal Dismissed 6 Mar 2023

Type of appeal: Public Inquiry

Officer: Neil Underhay

Appellant: J B Pearce Limited

The main issues that were identified by the Planning Inspector were 1) whether the proposed use would accord with the Council's policy for the location of new development and its effect on sustainable modes of travel; 2) its effect on the living conditions of nearby residents,

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having particular regard to noise; and 3) its effect on biodiversity, including in respect to the North Somerset and Mendip Bats Special Area of Conservation and Bats, Otters and Water Voles as protected species.

Costs decisions still awaited.

5. Planning Application Number 22/P/2937/FUH

Site: 48 Greenhill Road, Sandford

Description: Proposed erection of a replacement garage.

Recommendation: Refused

Appeal Dismissed 24 May 2023

Type of appeal: Fast Track Appeal

Officer: Courteney Cox

Appellant: Mr Peretz

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

B – PLANNING APPEALS RECEIVED SINCE LAST COMMITTEE

1. Planning Application Number 21/P/3076/OUT

Site: Land to the south of Warren Lane, North of Weston Road, Long Ashton

Description: Application for outline planning permission for the erection of up to 35no dwellings, allotments and associated access, parking, drainage infrastructure and landscaping, with new access off Weston Road for approval and appearance, layout, scale and landscaping reserved for subsequent approval.

Date of Appeal: 3 Mar 2023

Type of appeal: Public Inquiry – Inquiry was held 31 May to 9 June 2023

Case Officer: Roger Willmot

Appellant: Long Ashton Land Company

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2. Planning Application Number 22/P/2937/FUH

Site: 48 Greenhill Road, Sandford

Description: Proposed erection of a replacement garage.

Date of Appeal: 30 Mar 2023 - This appeal has now been decided, 24 May 2023, see above

Type of appeal: Fast Track Appeal

Case Officer: Courteney Cox

Appellant: Mr Peretz

3. Planning Application Number 22/P/2711/CQA

Site: Barn And Land At, Elwell Lane, Winford

Description: Prior approval for the change of use of an agricultural building and land forming the curtilage of the building to 2no. dwellinghouses (Use class C3) and associated building operations consisting of the infilling of opening with metal sheeting/concrete blocks and the insertion of new windows and doors

Date of Appeal: 30 Mar 2023

Type of appeal: Written Representation

Case Officer: Anna Hayes

Appellant: Mr Cornelius Pearce

4. Planning Application Number 21/P/3483/FUL

Site: 2 Westbury Crescent, Weston-Super-Mare

Description: Retrospective application for change of use of land attached to 2 Westbury Crescent to residential garden.

Date of Appeal: 5 Apr 2023

Type of appeal: Written Representation

Case Officer: Julie Walbridge

Appellant: Tony Hobden

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5. Planning Application Number 22/P/2420/FUH

Site: 2 Elgar Close, Clevedon

Description: Proposed demolition of existing attached side garage. Proposed erection of a 2 storey side extension and installation of a new side gate.

Date of Appeal: 19 Apr 2023

Type of appeal: Fast Track Appeal

Case Officer: Jason Mak

Appellant: Mr Matthew Hector

6. Planning Application Number 22/P/2437/ADV

Site: 2A and 2B Bridge Road, Weston-super-Mare

Description: Conversion of poster advertisement to illuminated display D-poster

Date of Appeal: 25 Apr 2023

Type of appeal: Fast Track Appeal

Case Officer: Anna Hayes

Appellant: Wildstone Estates

7. Planning Application Number 22/P/2072/FUL

Site: Rear of 4 Beaconsfield Road, Weston-super-Mare

Description: Proposed extension and conversion of existing garage to the rear of the property to create a 1no. single storey 2-bed dwellinghouse with associated parking.

Date of Appeal: 25 Apr 2023

Type of appeal: Written Representation

Case Officer: Anna Hayes

Appellant: Mr Stuart Williams

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8. Planning Application Number 22/P/1652/FUL

Site: 28 - 30 High Street, Portishead

Description: Proposed erection of 2no. semi-detached dwellings, following demolition of existing outbuilding to the rear of 28-30 High Street.

Date of Appeal: 4 May 2023

Type of appeal: Written Representation

Case Officer: Anna Hayes

Appellant: Mr Nick Stone

C- INQUIRIES/HEARINGS DATES AND VENUES

None

Summary Performance April 22 – March 23

Appeals received 36

Appeals decided 54

Appeals dismissed 43

Percentage dismissed of appeals decided 79.6%

Appeals Allowed April 22 – March 23

Delegated Decision 9

Committee Decision 1

Costs awarded against the Council

Delegated Decision: 0

Committee decision: 0

Total: 0

Costs awarded to the Council

Delegated Decision: 0

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**Summary Performance April 23 – March 24
Council**

Appeals received 5
Appeals decided 1
Appeals dismissed 1
Percentage dismissed of appeals decided 100%

Appeals Allowed April 23 – March 24

Delegated Decision 0
Committee Decision 0

Costs awarded against the

Delegated Decision: 0
Committee decision: 0
Total: 0

Costs awarded to the Council

Delegated Decision: 0