

**PLANNING AND REGULATORY COMMITTEE – 17 MARCH 2021
REPORT OF THE DIRECTOR OF PLACE**

A - PLANNING APPEAL DECISIONS

1. Planning Application Number 20/P/0056/FUL

Site: Land North of Oakhill And Kewstoke Lodge, Front Street, Churchill

Description: Construction of single dwelling house and garage with associated access, parking and landscaping

Recommendation: Refused

Appeal Dismissed 4 Feb 2021

Type of appeal: Written Representation

Officer: Judith Porter

Appellant: Mr & Mrs Jonathan and Zena Tout

The main issue that was identified by the Planning Inspector was whether the proposal would preserve or enhance the character or appearance of the Churchill Conservation Area.

2. Planning Application Number 19/P/2073/FUL

Site: 2 Church Cottages, Banwell Road, Christon

Description: Change of use of land from agricultural to equestrian use with construction of ménage. Retrospective permission for the replacement of a barn with adjacent container.

Recommendation: Refused

Appeal allowed in part - allowed insofar as it relates to the change of use of land from agricultural to equestrian use and the replacement barn and adjacent container; dismissed insofar as it relates to the construction of the ménage and landscaping works - 8 Feb 2021

Type of appeal: Written Representation

Officer: Angela Norris

Appellant: Mr And Mrs Field

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 including the effect on the Mendip Hills Area of Outstanding Natural Beauty.

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3. Enforcement Notice Number 19/00551/UAW

Site: Rosedene, 21 Grove Park Road, Weston-super-Mare

Description: Without planning permission, the erection of a garage.

Recommendation: Enforcement Notice issued

Appeal Dismissed 23 Feb 2021

Appellants application for Costs Refused.

Type of appeal: Written Representation

Officer: Chris Joannou

Appellant: Mr Steven And Mrs Suzanne Rowbotham

The main issue that was identified by the Planning Inspector was whether the development would preserve or enhance the character or appearance of the Great Weston Conservation Area in terms of its size, design and location.

4. Planning Application Number 20/P/0640/PIP

Site: Builders Yard, Weston Road, Long Ashton

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

Recommendation: Refused

Appeal Allowed 24 Feb 2021

Type of appeal: Written Representation

Officer: Louise Grover

Appellant: Mr S Weeks

The main issues that were identified by the Planning Inspector were 1) whether or not 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, including the effect of the proposal on the openness of the Green Belt, and 2) whether the development plan would support the proposed residential development in this location.

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5. Planning Application Number 20/P/1154/OUT

Site: Land East Of Hillview, Greenhill Lane, Sandford

Description: Outline application for the erection of 1 No. dwelling with the formation of vehicular access (Appearance, landscaping, layout and scale reserved for subsequent approval.)

Recommendation: Refused

Appeal allowed with conditions 26 Feb 2021

Type of appeal: Written Representation

Officer: Angela Norris

Appellant: Peter and Donna Codman and Sweeting

The main issues that were identified by the Planning Inspector were 1) whether the appeal site is suitably located for a new dwelling having regard to local and national planning policy, and the accessibility of services and facilities; and 2) the effect of the proposed development on the character and appearance of the area.

B – PLANNING APPEALS RECEIVED SINCE LAST COMMITTEE

1. Planning Application Number 19/P/1747/OUT

Site: Summervale, Moor Lane, Backwell

Description: Outline application for the erection of 9no. dwellings with access and layout for approval with matters of appearance, landscaping and scale reserved for subsequent approval

Date of Appeal: 4 Feb 2021

Type of appeal: Written Representation

Case Officer: Lee Bowering

Appellant: Mr D Abruzzo

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2. Planning Application Number 20/P/0426/OUT

Site: Land at Duck Lane, Kenn

Description: Outline application for the erection of 2no. four bed detached dwelling houses with access and scale to be considered, with matters of appearance, layout and landscaping reserved for subsequent approval

Date of Appeal: 4 Feb 2021

Type of appeal: Written Representation

Case Officer: Mike Cole

Appellant: Mr Stuart Ings & Ms Jackie Manning

3. Planning Application Number 19/P/1520/LDE

Site: Devils Elbow Farm, Hillend, Locking

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.

Date of Appeal: 8 Feb 2021

Type of appeal: Written Representation

Case Officer: Karen Bartlett

Appellant: Mr John Reed

4. Enforcement Notice Number 20/00063/COU

Site: Devils Elbow Farm, Hillend, Locking

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

Date of Appeal: 8 Feb 2021

Type of appeal: Written Representation

Case Officer: Karen Bartlett

Appellant: Mr J Reed

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5. Enforcement Notice Number 20/00063/COU

Site: **Devils Elbow Farm, Hillend, Locking**

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

Date of Appeal: 8 Feb 2021

Type of appeal: Written Representation

Case Officer: Karen Bartlett

Appellant: Mr J Reed

6. Enforcement Notice Number 20/00063/COU

Site: **Devils Elbow Farm, Hillend, Locking**

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

Date of Appeal: 8 Feb 2021

Type of appeal: Written Representation

Case Officer: Karen Bartlett

Appellant: Mr J Reed

7. Planning Application Number 20/P/1892/FUH

Site: **2 Westbury Crescent, Weston-super-Mare**

Description: Retrospective erection of a fence around the north east and southern boundaries of the property.

Date of Appeal: 15 Feb 2021

Type of appeal: Fast Track Appeal

Case Officer: John Grierson

Appellant: Mr Anthony Hobden

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8. Enforcement Notice Number 2017/0455

Site: **Woodland Farm, Shiplate Slait, Mearcombe Lane, Bleadon**

Description: Without planning permission, the erection of a building

Date of Appeal: 18 Feb 2021

Type of appeal: Written Representation

Case Officer: Julie Walbridge

Appellant: Mr K Perret

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

Site: **Flat 1, Precinct, Brinsea Road, Congresbury**

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

Date of Appeal: 1 Mar 2021

Type of appeal: Written Representation

Case Officer: Ellena Fletcher

Appellant: Dillan Vaghela

C- INQUIRIES/HEARINGS DATES AND VENUES

1. Enforcement Notice Number 19/00095/UAW

Site: **Land off Summer Lane, Banwell**

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

Type of Appeal: Hearing – 20 and 21 April 2021, virtual event to be held

Case Officer: Chris Joannou

Appellant: Ms Kathleen Kiely

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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

Type of Appeal: Hearing – 20 and 21 April 2021, virtual event to be held

Case Officer: Judith Porter

Appellant: Ms Kathleen Kiely

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

Type of Appeal: Hearing – 20 and 21 April 2021, virtual event to be held

Case Officer: Chris Joannou

Appellant: Ms Kathleen Kiely

2. Enforcement Notice Number 19/00229/OTH

Site: The Olde Shoppe, West Hay Farm, Summer Lane, Banwell

Description: Without planning permission the change of use of a building to a residential dwelling

Type of Appeal: Public Inquiry – 21 Mar 2021, virtual event to be held

Case Officer: Karen Bartlett

Appellant: Mr Paul Bateman

Planning Application Number 18/P/4024/LDE

Site: Land At West Hay Farm, Summer Lane, Banwell

Description: Certificate of lawfulness for existing use of land and buildings to a mixed use of B8 Storage, Car repairs (sui generis) and residential

Type of Appeal: Public Inquiry – 21 Mar 2021, virtual event to be held

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Case Officer: Karen Bartlett
Appellant: Mr P Bateman

3. Enforcement Notice Number 2017/0490

Site: Land on the East Side of Manor Road, Abbots Leigh

Description: Without planning permission, the material change of use of the land from agriculture/horticulture to a mixed use of agriculture and recreational/leisure.

Type of appeal: Public Inquiry – 7 June 2021, virtual event to be held

Case Officer: Karen Bartlett

Appellant: Mr and Mrs Johnson

4. Planning Application Number 18/P/5118/OUT

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

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 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)

Case Officer: Neil Underhay

Appellant: Bristol Airport Limited

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5. Planning Application Number 20/P/0204/LDE

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

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 Silveridge 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 – date to be confirmed

Case Officer: Karen Bartlett

Appellant: Mr Gregory Wedlake

Summary Performance April 20 – March 21

Appeals received 70

Appeals decided 52

Appeals dismissed 39

Percentage dismissed of appeals decided 75

Appeals Allowed April 20 – March 21

Delegated Decision 12

Committee Decision 1

Costs awarded against the Council

Delegated Decision: none

Committee decision: none

Total: none

Costs awarded to the Council

Delegated Decision: one