

**PLANNING AND REGULATORY COMMITTEE – 21 APRIL 2021  
REPORT OF THE DIRECTOR OF PLACE**

**A - PLANNING APPEAL DECISIONS**

1. Enforcement Notice Number 19/00479/COU

**Site: Birds Farm, Kingdown Road, Winford**

Description: Without planning permission, the material change of use of the land for the parking of vehicles for airport customers

Recommendation: Enforcement Notice

**Appeal Dismissed 16 Mar 2021**

Type of appeal: Written Representation

Officer: Karen Bartlett

Appellant: Mr Williams And Mr Gould

**Costs Applications:** Councils application for costs allowed in part. Appellants costs application allowed in part.

The main issues that were identified by the Planning Inspector were 1) whether the use affects the openness of the Green Belt or the purposes for including land within it, thereby amounting to inappropriate development in the Green Belt; 2) the effect of the use on highway safety; 3) whether the use would result in greater reliance on travel by private car, and 4) if the use is inappropriate development, whether there are any considerations which outweigh the harm caused by inappropriateness and any other harm sufficient to amount to very special circumstances to justify the development.

2. Enforcement Notice Number 20/00197/UAW

**Site: 4 Ellenborough Crescent, Weston-super-Mare**

Description: Without planning permission the erection of a fence.

Recommendation: Enforcement Notice

**Appeal Dismissed 6 Apr 2021**

Type of appeal: Written Representation

Officer: Gwen Lloyd

Appellant: Mr Nicholas Surry

The ground of appeal was that the time for complying with the requirements of the enforcement notice falls short of what should reasonably be allowed.

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**B – PLANNING APPEALS RECEIVED SINCE LAST COMMITTEE**

None.

**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 – 2 Nov 2021, venue to be confirmed (this is a rescheduled date)

Case Officer: Chris Joannou

Appellant: Ms Kathleen Kiely

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 – 2 Nov 2021, venue to be confirmed (this is a rescheduled date)

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 – 2 Nov 2021, venue to be confirmed (this is a rescheduled date)

Case Officer: Chris Joannou

Appellant: Ms Kathleen Kiely

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2. 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

3. 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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4. 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, Silveridge 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 53  
Appeals dismissed 40  
Percentage dismissed of appeals decided 75.5%

**Appeals Allowed April 20 – March 21**

Delegated Decision 12  
Committee Decision 1

**Costs awarded against the Council**

Delegated Decision: 1  
Committee decision: none  
Total: 1

**Costs awarded to the Council**

Delegated Decision: 2

**Summary Performance April 21 – March 22**

Appeals received 0  
Appeals decided 1  
Appeals dismissed 1  
Percentage dismissed of appeals decided 100%

**Costs awarded against the Council**

Delegated Decision: none  
Committee decision: none  
Total: none