



Kewstoke Parish Council

“Here to protect the Rural Character and Environment of the Village and to promote Kewstoke as a pleasant place to live”

Clerk to the Council Mike Hardwick

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Chairman Councillor J.MacDonald

Planning Chairman Councillor R.Adams

Minutes of a virtual “on-line” meeting of representatives of Kewstoke Parish Council to discuss planning issues held on Monday 4th May 2020 which commenced at 8.30pm.

Present Cllrs R .Adams (Chairman) T.Morris R.Buckley T.Horry
G.Vearncombe N.Whyte R.Cunningham J.MacDonald. K.Jenkins C.Bates

Due to some communications issues not all Councillors were able to be “on line” for the entire meeting. Notes had been circulated by e-mail to all Councillors prior to the meeting so everyone was conversant with the agenda items in advance of the meeting.

In attendance

M.Hardwick Parish Clerk

Unitary Member

Cllr Pilgrim.

1. Opening of the meeting

The meeting opened at 8.30pm

2. Apologies for Absence

N.Richards (NSDC Liaison Officer)
Cllr Willis Unitary Member
Cllr Harper

3. Declaration of interests

None

4. Adoption of the minutes of the council meeting of 6th April 2020

The Chairman called by a show of hands and verbal confirmation whether the Councillors could indicate their support for the adoption. This was indicated unanimously.

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Proposed Cllr Buckley
Seconded Cllr Morris

Indicative vote was unanimous

5. Matters arising as matter of Report

None

6. Update on Previous Applications

18/83275/FUL

Land off Sand Road

Change of use of Agricultural Land to caravan/lodge site and the erection of a new leisure building,

No Decision as of yet.

An update from the Councils Liaison Officer had been requested as well as from L. Pilgrim (Unitary member).

- **19/P/1857/FUL Land To The East Of Elmsley Lane Kewstoke Nr Weston-super-Mare North Somerset**

Erection of timber stable block and change of use of agricultural land to equestrian land

Approved

19/P/0063/FUL Land Adjacent To Commodore Hotel Beach Road Kewstoke

Proposed change of use of land from agriculture to use as a caravan site; creation of a new access internal road and siting of 8no. holiday chalets.

It is understood that the decision date has been put back to 13/3 although it is expected that a further 6 weeks will be required for the applicant to provide all the information required.

Awaiting Decision

20/P/0353/HHPA 109 Beach Road Kewstoke Weston-super-Mare BS22 9UG

Prior approval request for the erection of a single storey rear extension with a flat roof that would 1) extend beyond the rear wall of the original house by 5.5 metres; 2) have a maximum height of 3.32 metres and 3) have eaves that are 2.55 metres high

Awaiting Decision

19/P/2922/FUL Sand Bay Caravan Park 52 Beach Road Kewstoke

Demolition of a single storey detached structure formerly used as a shop and a lean-to glazed addition currently used as the Reception for the Holiday Park. Erection of new single storey building housing 2no. holiday apartments and a proprietary pod to form a smaller Reception facility. Refurbish a free-standing shed/garage, replacing its flat roof with a tiled, pitched roof

Refused

20/P/0447/MMA 45 Beach Road Kewstoke Weston-super-Mare BS22 9UU

Minor material amendment to planning permission 18/P/3826/FUL (demolition of an existing dwelling and the construction of a 1no. four bedroom detached house with integral garage) to allow for overall increase in the height of the dwelling, provision of a wider than designed sliding folding door has reduced the porch width and resulted in the loss of a porthole window on the front elevation.

Awaiting Decision

20/P/0618/FUL Land At Elmsley Lane Kewstoke

Proposed change of use from agricultural land to a mixed use of agriculture and equestrian and the erection of stables and a hay store

Awaiting Decision

20/P/0386/FUL Caravan at Sand Farm Caravan Site 11 Sand Farm Lane

(It is understood the address of this site should read 17 Sand Farm Lane.)

Retention of static caravan for holiday use only

Awaiting Decision

7. New Applications

The Clerk had previously circulated the Chairman's thoughts with regards to the new applications via e-mail.

The Chairman called by a show of hands and verbal confirmation whether Councillors could indicate their support for the Chairman's comments. This was indicated unanimously.

20/P/0928/FUH 109 Beach Road Kewstoke Weston-super-Mare BS22 9UG

Alterations to front dormer including the provision of a balcony

Comment;- Approve

20/P/0812/LBC 2 Rose Tree Cottages Lower Norton Lane Kewstoke Weston-super-Mare BS22 9YR

Part-retrospective alterations to front and rear elevation windows to insert timber double glazed units. Timber door to front elevation.

Comment:- Approve

8. Other Planning Issues

Erection of fence at front of Norton Court Farm

This has been reported to NSDC Planning Department.

Sand Farm Lane

The erection of a building and creation of yard without apparent planning permission has been reported to NSDC planning. Potential residential use of caravans on site has also been reported.

Cllr Bates reported that she was not aware of any caravans at this site.

9. Correspondence

Sale of land at closed car park.- Beach Road

The Parish Council has been contacted by North Somerset Council regarding the small Car Park along Beach Road and its future.

After a brief discussion the Council came to the view that, if it was to be sold to a developer, it would recommend it to be used for residential development only, and would comment if and when any planning application is applied for in the future.

It was also agreed that NSDC be requested to consider the Parish Council as a potential purchaser if the site became available. .One of the options might then be to create a Green Space.

Meeting Closed at 8.25 pm

10. Date of next meeting 1st June 2020