



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 Kewstoke Parish Council Planning Meeting held on Monday 4th November 2024 which commenced at 8.35pm.

Present

Cllrs T.Morris, K.Harper, N.Whyte, G.Vearncombe,
R.Adams (Chairman), A.Clapp, J.MacDonald, R,Cunningham,S.Baxter & T.Horry

In attendance

M.Hardwick **Parish Clerk**

Public Participation

There were no members of the Public in attendance

The meeting opened at 8.35pm

2. Apologies for Absence

N.Richards **Liaison Officer**

Cllr Jenkins

Cllr Pilgrim **Unitary Member**

Cllr Williams **Unitary Member**

3. **Declaration of interests**

None

4. **Adoption of the minutes of the Parish Council Planning Meeting of 7th October 2024**

The Chairman called for a show of hands by the Councillors in attendance at the meeting on 7th October 2024 to indicate their support for the adoption.

Proposed Cllr Vearncombe

Seconded Cllr Morris

Vote was unanimous

5. **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

Awaiting Decision

22/P/3036/FUL Land Off Elmsley Lane Kewstoke

Installation of groundmount Photovoltaic Units (Solar Panels) together with Transformers, Sub-station and ancillary equipment to create a solar farm producing carbon-free electricity.

Cllr Adams reported that the decision should now be within 6 months.

Approved

23/P/0338/FUL Collum Farm Collum Lane Kewstoke BS22 9YX

Erection of 3no. agricultural workers dwellings (in lieu of 2no authorised static caravans and 1no. unauthorised static caravan elsewhere on site) together with formation of access, car parking and amenity space

Awaiting Decision

23/P/1439/OUT Land To The North Of Junction Of Lyefield Road And Lower Norton Lane Kewstoke

Outline application for the erection of up to 75 dwellings and associated works, with access for approval; all other matters of appearance, layout, scale and landscaping reserved for subsequent approval.

Awaiting Decision

It was noted that amended plans and a response to the Parish Councils original objections had recently been received.

After some discussion the following additional comment was unanimously agreed

Comment:- The Parish Council has studied the document "Response to Kewstoke Parish Council" prepared by Turley, and concludes that the objections raised initially by the Parish Council are still considered to be valid.

It also notes that some of the claims that Policy CS28 objectives have been met are subject to either Final Agreement with the Local Highways Authority or will be met at the "reserved matters" planning stage, therefore, we would wish to reserve the right to comment further once these have occurred.

With the two significant applications in the system which potentially influence the roads in a common area at a point of major access to the village from the Queensway, the Parish Council wishes to ensure that the highway engineering required is coordinated in the interests of good management and the interests of our community. The Parish Council also shares the recent concerns in the comments submitted by the NSC Landscape officer as well as the Principle Heritage Officer.

The Council would also like to further comment on the revised access plan, with particular concern as to lack of safe pedestrian access from the proposed site exit along Lyefield Road and onto the Queensway and other facilities in and around the Village.

24/P/1436/FUL Land Adjacent To South Sands (Commodore Hotel) Beach Road Kewstoke

Proposed 'glamping' tourist accommodation comprising of Belle Tents, Iglu Pods, Shepherds Huts, toilet block, associated infrastructure and changes to site levels

Awaiting Decision

6.New Applications as at 31/10/2024

None

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7. Other Planning Issues

None

8. Enforcement

The Chairman referred to a further meeting arranged with NSC Enforcement Department scheduled for December 9th or 11th.
This is to be attended by Cllr Adams & the Clerk.

Meeting Closed at 9pm

9. Date of Next Meeting Monday 2nd December 2024.