



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

35 Beach Road Sand Bay, Kewstoke

Weston Super Mare BS22 9UU

Tel Mobile 07836 386244

e-mail Parishclerkkewstoke@gmail.com

Chairman Councillor J.MacDonald

Planning Chairman Councillor R.Adams

Minutes of Kewstoke Parish Council Planning Meeting held on Monday 1st September 2025 which commenced at 8.14pm.

Present

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

In attendance

M.Hardwick **Parish Clerk**

Public Participation

There were no members of the Public in attendance

1. Opening of the meeting

The meeting opened at 8.14pm

2. Apologies for Absence

N.Richards **Liaison Officer**

Cllr Pilgrim **Unitary Member**
Cllr Williams **Unitary Member**

Cllr Vearncombe

Cllr Jenkins

Cllr. Whyte

3. Declaration of interests

Cllr Adams declared an interest in planning Application

**25/P/1166/FUL Sand Bay Farm 116 Beach Road Kewstoke Weston-super-Mare
BS22 9UG**

Proposed erection of an agricultural building for livestock housing and muck storage.

4. Adoption of the minutes of the Parish Council Planning Meeting of 4th August 2025

Proposed Cllr Cunningham
Seconded Cllr Morris

The Chairman called for a show of hands by the Councillors in attendance at the meeting on 4th August 2025 to indicate their support for the adoption.

The 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

Cllr Adams raised the question of whether North Somerset Planning should be contacted as this was along outstanding application. It was agreed not to do so.

**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

23/P/2824/FUL Worle Quarry Lower Kewstoke Road Weston-super-Mare BS22 9LF

Change of use of part of the wider quarry site to a sui generis use which involves the processing of lithium batteries and operational development (retrospective) for buildings to support the continuing operation within the site consisting of: 1) the retention of four non-permanent (NPB 1-4) industrial storage buildings; 2) the retention of alterations and extensions made to existing Building B to provide additional storage and office space; 3) the retention of Building C - the Rotary Dryer & Drum Cooler Building; 4) the retention of alterations (cladding) to existing buildings D and E; 5) the continued siting of 2no. shipping containers which serve as a staff locker room and staff toilets; 6) the retention of a 100,000 litre drainage water tank which serves as an overflow and temporary storage for the site drainage system; and 7) the retention of the associated palisade security fencing around the site

Awaiting Decision

. 25/P/0052/AOC Collum Farm Collum Lane Kewstoke Weston-super-Mare BS22 9YX

Request to discharge condition number 7 (Surface Water Drainage) on application 23/P/0338/FUL.

Approved

25/P/0972/FUL Barn To East Of The Hideaway Crookes Lane Kewstoke

Change of use of existing agricultural barn to storage (Use Class B8)

Approved

25/P/1027/FUL Land Adjacent To Manor Farm Bungalow Lyefield Road Kewstoke

Erection of 1no. Dwelling house, with associated site access and landscaping works

Awaiting Decision

The Chairman confirmed that an amendment had been made to the original application but it was not considered material and therefore, it was not considered that any further comment was required.

25/P/1166/FUL Sand Bay Farm 116 Beach Road Kewstoke Weston-super-Mare BS22 9UG

Proposed erection of an agricultural building for livestock housing and muck storage.

Awaiting Decision

25/P/1087/FUL Annexe 82 Kewstoke Road Kewstoke Weston-super-Mare BS22 9YH

Change of use from a granny annexe to mixed use as a family annexe or holiday let

Awaiting Decision

25/P/1071/LDP Sand Farm Camping Sand Farm Lane Kewstoke Weston-super-Mare BS22 9UF

Certification of Lawful Development for the use of land for touring caravans occupied as a person's sole or main place of residence.

Refused – Appeal lodged

25/P/0878/FUL Land To The East Of Woodspring Stables Lower Norton Lane Kewstoke

Erection of 1no. polytunnel, 1no. tool shed and 1no. greenhouse for use on agricultural (allotment) activities

Awaiting Decision

25/P/0586/FUH Grasshays Norton Lane Kewstoke Weston-super-Mare BS22 9YP

Proposed erection of a front extension and loft conversion including the formation of a large rear dormer with attached balcony, installation of 6no. rooflights and fenestration alterations including the replacement of 5no. rear windows with 2no. bi-fold doors.

Awaiting Decision

25/P/0566/FUH 60 Beach Road Kewstoke Weston-super-Mare BS22 9UP

Proposed enlargement of the existing garage with roof alterations from a flat roof to a gabled roof.

Awaiting Decision

6.New Applications as at 31/08/2025

.

25/P/1604/FUH 6 Lower Kewstoke Road Weston-super-Mare BS22 9JA

Partial demolition of the existing garage to create off-road parking spaces for 2no. vehicles and turning area in rear garden.

This was not in the Parish of Kewstoke so no comment would be offered.

25/P/1598/FUH 61 Beach Road Kewstoke Weston-super-Mare BS22 9UP

Proposed enlargement to the height and depth of the existing front dormer to include provision of a balcony.

Comment:- The Parish Council supports this application and wished to add no further comment.

7. Other Planning Issues

The Clerk reported that a further anonymous letter had been received with reference to a breach of planning regulations in the Village.

It was agreed to contact North Somerset Enforcement Department to seek advice on how to progress the matter.

Action: - Cllr. Adams & the Clerk.

8. Enforcement

No Matters arising.

Meeting Closed at 8.30pm

9. Date of Next Meeting Monday 6th October 2025.