



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 Tuesday 7th May 2024 which commenced at 8.28pm.

Present

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

In attendance

M.Hardwick **Parish Clerk**

Public Participation

The were no members of the Public in attendance

The meeting opened at 8.28pm

2. Apologies for Absence

N.Richards **Liaison Officer**

Cllr Pilgrim **Unitary Member**

Cllr Williams **Unitary Member**

Cllr Jenkins

Cllr Cunningham

3. **Declaration of interests**

None

4. **Adoption of the minutes of the Parish Council Planning Meeting of 2nd April 2024**

The Chairman called for a show of hands by the Councillors in attendance at the meeting on 2nd April 2024 to indicate their support for the adoption.

Proposed Cllr Morris

Seconded Cllr Vearncombe

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.

Awaiting Decision

. 23/P/0735/FUL Norton Farm Lower Norton Lane Kewstoke BS22 9YR

removal of condition 5 (Use as holiday lets only) of permission 99/1883 (Conversion of existing redundant farm buildings to 4no. class B1 light industrial units, 3no. holiday lets) to permit occupation as 3no. unrestricted dwellings (C3 use)

Approve

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/2344/LDP Sand Farm Caravan Site Sand Farm Lane Kewstoke North Somerset

Certificate of lawfulness for the proposed use of the land as a caravan site .

Awaiting Decision

23/P/2495/FUL Land At St Thomas Head North East Of Woodspring Priory Sand Point Kewstoke BS22 9YU

Erection of a bird hide and observational shelter and associated fencing, to be built on the existing raised concrete platform.

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

24/P/0223/FUH 34 Beach Road Kewstoke BS22 9UU

Proposed Attic conversion and extension with balcony to front elevation and erection of a rear first floor extension.

Withdrawn by Applicant

24/P/0217/CQA Barn Adjacent To The Hideaway Crookes Lane Kewstoke

Prior approval for the conversion of existing barn to 1no. dwelling with operational development of replacement metal sheet roof, replacement and new windows and doors, insertion of 8no. new rooflights, timber cladding. Alterations to lean-to to create conservatory with rendered block walls and new metal sheet roof

Awaiting Decision

. 24/P/0149/FUH 48 Sand Road Kewstoke BS22 9UJ

Proposed new front porch. Erection of single and two storey rear extension following demolition of existing rear store/outhouse

Awaiting Decision

24/P/0371/FUL Atterup Cottage Lower Norton Lane Kewstoke BS22 9YR

Retrospective application for change of use of agricultural land to residential curtilage including vehicular access and erection of a cycle shed

Approve

24/P/0454/FUL Saffron Barn Lower Norton Lane Kewstoke BS22 9YR

Conversion of former holiday let into 1no. residential dwelling

24/P/0455/FUL Damson Barn Lower Norton Lane Kewstoke BS22 9YR

Retrospective application for the conversion of a former garage for a holiday let into 1no. residential dwelling and erection of a rear conservatory

24/P/0492/FUH 60 Kewstoke Road Kewstoke BS22 9YF

Proposed demolition of existing garage/store and erection of a new 2 storey garage/store. Creation of off-road parking and landscaping alterations to facilitate the creation of ramped access

6.New Applications as at 30/04/2024

24/P/0761/FUH 34 Beach Road Kewstoke BS22 9UU

Proposed conversion of the existing Attic and extension with balcony to the front elevation and extension to the existing garage.

Comment;- The Parish Council supports this application providing there is no increase in ridge height and that the main building line is retained.

24/P/0687/FUL 7 Court Road Kewstoke BS22 9UT

Retrospective application for the erection of a dormer with installation of new window to east elevation, to create second floor bedrooms. A pitched roof has been replaced with a flat roof.

Comment:-The Parish Council supports this application providing there is a provision for suitable parking to be made available for the increase in bedroom capacity.

7. Other Planning Issues

The Clerk reported that an invitation had been received from North Somerset Council for Councillors to attend an online Town and Planning Workshop on 23rd May 2024. Details are to be passed to Cllr Adams.

Action: - Parish Clerk

The Clerk referred to a letter received from NSC regarding 24/P/0492/FUH 60 Kewstoke Road Kewstoke BS22 9YF, where it was indicated that the Site Boundary had been altered.

Following a review of the application it was decided no further comment was required.

8. Enforcement

Cllr Adams confirmed that a meeting had been arranged with North Somerset Council Delivery and Enforcement Service Manager on 20th May to review outstanding enforcement cases.

Cllr Adams also referred to a site visit by an Enforcement Officer to the Hideaway Crookes Lane regarding the occupation of the Annexe by the owner. This was decided to be a temporary measure until the barn conversion had been completed, (Application 24/P/0217/CQA) and that as Planning Permission was likely to be obtained the case had been closed.

It was suggested by Cllr Adams that Planning Permission may not necessarily be obtained as the land was on a flood plain and the matter would be discussed at the meeting on the 20th May.

Meeting Closed at 9.07pm

9. Date of Next Meeting Monday 3rd June 2024.