



## **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 5<sup>th</sup> February 2024 which commenced at 8.25pm.

### **Present**

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

### **In attendance**

M.Hardwick **Parish Clerk**

### **Public Participation**

There were no members of the Public in attendance

The meeting opened at 8.25pm

### **2. Apologies for Absence**

N.Richards **Liaison Officer**

Cllr Pilgrim **Unitary Member**

Cllr Williams **Unitary Member**

Cllr Jenkins

3. **Declaration of interests**

None

4. **Adoption of the minutes of the Parish Council Planning Meeting of 8<sup>th</sup> January 2024**

The Chairman called for a show of hands by the Councillors in attendance at the meeting on 8<sup>th</sup> January 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

**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)

**Awaiting Decision**

**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/2487/AGA Collum Farm Collum Lane Kewstoke North Somerset BS22 9YX**

Application to determine if prior approval is required for the proposed erection of 3no. detached fodder buildings for the storage of covered on farm produced fodder/maize silage.

**Prior Approval – Grant**

**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/2546/CM2A 1 Kewstoke Road Kewstoke**

Prior approval application for change use of building from Use Class E (Commercial, Business and Service) to 1no.dwelling (Use Class C3)

**Prior Approval – Required and Refuse**

**23/P/2693/FUH 40 Beach Road Kewstoke BS22 9UU**

Proposed extension of existing dormers and replacement patio doors to the front elevation.

**Approved**

**. 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)

### **Awaiting Decision**

### **Amendment received**

**Comment:** - The Parish Council objects to this amended application for the following reasons :-

1. The application, which is in an isolated location, does not appear to fully comply with DM45 of the North Somerset Council Development Management Policies sites and policies plan part1 , adopted July 2016 and in particular :-

point 6 " the building is not in an isolated location remote from a settlement with a range of services and facilities or where access to those services and facilities would be poor"

2. The Parish Council would also wish to challenge the suggestion in the letter provided by the agent dated March 2023 suggesting that market conditions in the leisure sector have changed significantly enough to justify this application. Small scale holiday accommodation supports local businesses as opposed to any further residential development that would only exasperate the current commuting trends.

To highlight the unsuitability of this location, pedestrian access to public transport , schools and shops is a significant distance away accessed via a narrow busy poorly lit road with no pedestrian walkways. thus discouraging in particular the use of Public transport.

### **23/P/1898/FUL National Trust Car Park Beach Road Kewstoke**

Extension and improvements to existing car park. Resurfacing of parking area and delineation of parking spaces. Resurfacing of link walkway. Siting of picnic tables and provision of low level timber barrier fencing around picnic area

### **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.

The Meeting was temporary closed at 8.45pm to allow discussions with a member of the public in respect of this application.

The meeting was then reopened at 8.50pm.

It was agreed to hold a Public Meeting to allow residents to express their views and enable questions to be referred to NSC Planning Officer for a response..

Awaiting Decision

**23/P/2802/TPO 36 Manor Gardens Kewstoke BS22 9XU**

T1: Reduce beech tree by 1.5m and maintain the shape

**Awaiting Decision**

**6.New Applications as at 31/01/2024**

**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

Comment:- Kewstoke Parish Council wishes to take a neutral view whilst noting that there may be an overbearing impact on the immediate neighbours.

**7. Other Planning Issues**

None

**8. Enforcement**

Cllr Adams reported that he had received two reports of possible breaches of Planning at Sand Farm Caravan and Camping Site

1. Mobile Home being occupied by others than the site owner contrary to a condition imposed on Planning Application 17/P/0673/FUL
2. A static caravan being used for fully residential purposes contrary to a condition imposed in respect of Planning Application 20/P/0368/FUL.

Action;- Parish Clerk

Meeting Closed at 9.09pm

**9. Date of Next Meeting Monday 4<sup>th</sup> March 2024.**