



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 6th January 2025 which commenced at 8.15pm.

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

1. Opening of the meeting

The meeting opened at 8.15pm

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 2nd December 2024**

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

Proposed Cllr Morris
Seconded Cllr Whyte

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

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.

Approved

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

Cllr Adams reported that amended plans and Drainage Strategy had been recently submitted. These were subsequently reviewed.

It was agreed to further comment on the revised plans.

A draft response would be prepared and circulated to councillors for agreement outside of this meeting.

None 24/P/2387/FUH 31 Beach Road Kewstoke Weston-super-Mare BS22 9UU

Proposed demolition of existing outbuilding/garage and erection of a new detached garage/workshop. Erection of a single storey rear extension with gable roofing, front porch extension with balcony above alongside a new dormer and Juliet balcony, 2no. front dormers with Juliet balconies and 1no. rear flat-roof dormer. Replacement of 1no. window with a door to the South elevation, creation of raised rear decking alongside the alteration and expansion of front hardstanding including widening of existing vehicular access.

Awaiting Decision

24/P/2340/LDP Sand Farm Caravan Site Sand Farm Lane Kewstoke

Certificate of lawful development that the proposed use of the site for camping and caravans would not amount to a material change of use granted by 18/P/4230/LDE and the use is not subject to any planning conditions.

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

24/P/2282/FUH 98 Kewstoke Road Kewstoke Weston-super-Mare BS22 9YH

Proposed conversion of existing loft to liveable space including the raising of ridge level and installation of 4no. roof lights

Awaiting Decision

6.New Applications as at 31/12/2024

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None

7. Other Planning Issues

The matters raised by a resident of Mountbatten Close during Public Participation in the preceding Parish Council meeting relating to 18/83275 Land to the North of Junction of Lyefield Road and Lower Norton Lane) were discussed, and In particular a start date for the proposed development and any further contact with North Somerset Council regarding concerns over the decision to approve the application.

It was agreed to generally monitor the situation but also contact North Somerset's Highways Department to reiterate that as both planning applications (18/83275/FUL & 21/P/3529/OUT) had been approved the cumulative effect of both developments should now be taken into consideration to ensure adequate improvements to the local road networks.

8. Enforcement

The Chairman reported that a further meeting arranged with NSC Enforcement Department, had taken place on December 11th 2024 attended by Cllr Adams and the Clerk.

Meeting Closed at 8.50pm

9. Date of Next Meeting Monday 3rd February 2025.