



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 4th April 2022 which commenced at 8.36 pm.

Present Cllrs R.Adams (Chairman), T.Morris, K.Harper, N.Whyte, R.Cunningham, R.Buckley, J. MacDonald & Cllr Bates.

In attendance

M.Hardwick **Parish Clerk**

Public Participation

There was one member of the Public Present, the Property and Land Manager of Mead Realisations Ltd.

Responses were provided to the individual comments that the Parish Council had recorded on the NSDC planning portal in respect of 21?P/3529/OUT Land Off Anson Road. These are detailed in Appendix 1

1. Opening of the meeting

The meeting opened at 8.36pm

2. Apologies for Absence

N.Richards Liaison Officer
Cllr Willis Unitary Member
Cllr Pilgrim Unitary Member
Cllr Horry
Cllr Jenkins
Cllr Vearncombe

2. Declaration of interests

None

4. Adoption of the minutes of the Parish Council Planning Meeting on 7th March 2022

The Chairman called for a show of hands by the Councillors 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.

21/P/2823/FUL 11 Sand Farm Lane Kewstoke North Somerset BS22 9UF

Retrospective application for the change of use of land from agricultural to residential (C3) and erection of a garage/outbuilding including provision of a rolled stone hard standing

Awaiting decision

21/P/1362/FUL Land At Collum Farm Collum Lane Kewstoke

Construction of bunded slurry storage lagoon and carrying out landscaping work and plantings, together with haul road provision

Awaiting decision

21/P/3103/FUL . Field North Of 110 Kewstoke Road Kewstoke BS22 9YL

Change of use of an existing agricultural barn to form holiday let accommodation.

Awaiting Decision

21/P/3529/OUT Land Off Anson Road Kewstoke

Outline planning application for a residential development of up to 70no. dwellings and associated infrastructure and landscaping, with access for detailed approval and matters of appearance, scale, layout and landscaping reserved for subsequent approval

Awaiting Decision

6. New Applications

22/P/0646/FUH Foxglove Cottage 2 Lower Kewstoke Road Weston-super-Mare BS22 9JA

Replacement of oil tank in new location.

This was considered to be outside of the remit of the Parish Council and so no comment was required.

22/P/0470/FUH 98 Beach Road Kewstoke North Somerset BS22 9UG

Demolition of existing conservatory and sun room. Proposed erection of replacement single storey rear extensions and Loft conversion to include a rear dormer and first floor balcony to the front elevation.

Comment: - The Council wished to take a neutral position and offer no further comment.

22/P/0800/FUL Manor Farm Buisness Park Manor Farm Collum Lane Kewstoke

Proposed erection of a steel portal framed building for commercial use

Comment: - The Council wished to object to the application on the grounds that the proposed building of a new large Commercial unit at Manor Farm industrial site would result in overdevelopment of the site harming the rural landscape, as well as an Increase in traffic.

Traffic Concerns were raised in respect in an earlier associated application 12/P/0980F/FUL, by the Case Officer wishing to limit the use of the building to one purpose, that of boat building, in order to minimise traffic, implying current traffic levels were of a concern..

This new application would increase yet more traffic onto a narrow country lane with poor access to the Queensway, already used by large HGV's.

7.Other Planning Issues

The Chairman made reference to a previously reported issue where a resident had raised an issue with him such that they believed an annex to the Hideaway Crookes lane, was being occupied as a separate dwelling by persons not associated with the ownership of the main building and, therefore, not in accordance with planning consent.

The Chairman reported that he had recently contacted the occupier to seek clarification. The Occupier informed the Chairman that the annex was currently unoccupied and that the assumption was incorrect.

Following a discussion regarding the earlier presentation by the Property and Land Manager of Mead Realisations Ltd, the Councils position was reaffirmed and no change to the Council previous view and comments posted on the NSDC planning portal was thought necessary.

8.Enforcement

None

Meeting Closed at 8.50 pm

9. Date of next Meeting Tuesday 3rd May 2022

