



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 virtually via Zoom on Tuesday 6th April 2021 which commenced at 8.56pm.

Present Cllrs R .Adams (Chairman), J.MacDonald,. K.Harper, T.Morris, K.Jenkins, R.Cunningham,(Part) T.Horry, & R.Buckley

In attendance

M.Hardwick Parish Clerk

1. Opening of the meeting

The meeting opened at 8.56pm

2. Apologies for Absence

N.Richards Liaison Officer)
Cllr Willis Unitary Member
Cllr Pilgrim Unitary Member
Cllr Bates
Cllr Vearncombe
Cllr Whyte

3. Declaration of interests

None

4. Adoption of the Minutes of a meeting of Council members to discuss Planning issues on 1st March 2021

The Chairman called for a show of hands by the Councillors to indicate their support for the adoption.

Proposed Cllr Horry
Seconded Cllr Morris

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.

20/P/2928/FUL 11 Sand Farm Lane Kewstoke Weston-super-Mare 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.

Refused

20/P/2969/FUL Collum Farm Collum Lane Kewstoke Weston-super-Mare BS22 9YX

Retention of two rural workers' static caravans (renewal of temporary permission 17/P/0950/F).

Awaiting Decision

21/P/0404/FUH 66 Beach Road Kewstoke Weston-super-Mare BS22 9UP

Proposed loft conversion with 2no pitched roof dormers (one each to the front and rear elevations) and 1no flat roof dormer to the side elevation.

Awaiting Decision

21/P/0502/EA1 Land At Holme Farm And Norton Farm, Off Lower Norton Lane Kewstoke

Request for a formal screening opinion as to whether an Environmental Impact Assessment is required to be submitted with an application for the installation of upto 65,000 photovoltaic (PV) panels with associated transformers and equipment. THIS IS NOT A PLANNING APPLICATION

Awaiting Decision

The Clerk reported that the Parish Clerk at Lympsham had referred him to a group known as Green Wedmore, as a similar development in Lympsham had resulted in a payment of compensation for disruption with in the Village whilst the development was taking place. This had been secured by the Green Wedmore group.

The Clerk had contacted this group for more information.

7. New Applications

21/P/0653/FUH 43 Beach Road Kewstoke Weston-super-Mare BS22 9UU

Proposed alterations to first floor balcony to front elevation with the addition of a small balcony with stainless steel/glazed balustrade. Proposed erection of a rear single storey extension with additional gable end with bedroom and bathroom to roof void._

Comment: - The Council wishes to support this application albeit noting the windows on the North & South side of the proposed alterations are overlooking adjacent properties and measures to mitigate this would be encouraged.

21/P/0541/FUL Collum Farm Collum Lane Kewstoke BS22 9YX

Retrospective application for erection of cattle handling race. Construction of SSAFO compliant sump (sealed chamber) and below ground slurry storage

tanks for temporary brown water yard run off and culverting in part of watercourse

Comment : - The Council wishes to take a neutral view and offer no comment.

8. Enforcement

Ash Tree Caravan Park:

Three items remain outstanding.

1. Raised height of land at the Northern boundary of the Site.
2. Lack of Flood Mitigation Scheme,
3. Height of Lodges

Fence Norton Court Farm

An Enforcement Notice has been issued.

9. Other Planning Issues

Footpath Crookes Lane

The landowner has created a new access to the highway along Crookes Lane via the footpath currently leased to the Parish Council.

A NSDC enforcement Officer has visited the Site with the Clerk to review the new access point. It was in his view that Planning Permission would be required.

It is understood that the Landowner may have photographs confirming a previous access at this point negating this requirement..

The Footpath has been reinstated to a degree by the Landowner.

The situation is to be monitored.

10. Correspondence

The Chairman reported that he had been contacted by a resident near to the Hideaway, Crookes Lane concerned that a one bed annex currently being built appears to be higher than that granted in the planning application. The resident was also concerned that the area covered by the new annex exceeded that of the original barn.

It was agreed to monitor the situation as it was not conclusive at this stage of the build whether this was infact correct.

Cllr Buckley reported that building activity had been recently observed at stables in Lower Norton Lane, Cllr Horry and the Planning Chairman agreed to view historical records to find the original application to see if any breaches in planning regulations had occurred.

Meeting Closed at 9.20 pm

11. Date Of next Meeting Tuesday 4th May 2021