



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 at Kewstoke Village Hall on Monday 7th September 2020 which commenced at 8.28pm.

Present Cllrs R .Adams (Chairman) N.Whyte J.MacDonald. C.Bates K.Harper T.Morris K.Jenkins. R.Cunningham G.Vearncombe R.Buckley

In attendance

M.Hardwick Parish Clerk

1. Opening of the meeting

The meeting opened at 8.28m

2. Apologies for Absence

N.Richards (NSDC Liaison Officer)

Cllr Willis Unitary Member

Cllr Pilgrim Unitary Member

Cllr Horry

3. Declaration of interests

None

4. Adoption of the minutes of a meeting of Council members to discuss planning issues of 3rd August 2020

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

Proposed Cllr Morris
Seconded Cllr Vearncombe

Vote was unanimous

5. Matters arising as matter of Report

None

6. 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,

No Decision as of yet.

Reference was made to an email received from L.Pilgrim (Unity Member) updating the Councillors at the meeting on the current position. See attached.

20/P/0447/MMA 45 Beach Road Kewstoke Weston-super-Mare BS22 9UU

Minor material amendment to planning permission 18/P/3826/FUL (demolition of an existing dwelling and the construction of a 1no. four bedroom detached house with integral garage) to allow for overall increase in the height of the dwelling, provision of a wider than designed sliding folding door has reduced the porch width and resulted in the loss of a porthole window on the front elevation.

Approved with conditions

20/P/0386/FUL Caravan at Sand Farm Caravan Site 11 Sand Farm Lane

(It is understood the address of this site should read 17 Sand Farm Lane.)

Retention of static caravan for holiday use only

Approved with conditions

20/P/0618/FUL Land At Elmsley Lane Kewstoke

Proposed change of use from agricultural land to a mixed use of agriculture and equestrian and the erection of stables and a hay store

Approved with conditions

20/P/1296/LDP 7 Southside Crescent Kewstoke Weston-super-Mare BS22 9UY

Lawful development certificate for proposed loft conversion to existing residential dwellinghouse with rear elevation dormer roofs.

Approved

20/P/1313/FUH Proposed extension of existing loft/dormers to front elevation

40 Beach Road Kewstoke Weston-super-Mare BS22 9UU

Approved with conditions

20/P/1385/AGA The Hideaway Crookes Lane Kewstoke Weston-super-Mare BS22 9XB

Prior notification for the erection of a timber barn to store hay and machinery, similar in appearance to the existing barn

Refused

20/P/1381/FUH 9 Sand Road Kewstoke Weston-super-Mare BS22 9UH

Proposed erection of a veranda to the front elevation and proposed alterations to windows to the front elevation and insertion of a ground floor window to the side.

Approved with conditions

20/P/1403/NMA 66 Kewstoke Road Kewstoke Weston-super-Mare BS22 9YF

Non material amendment to application 18/P/3567/FUL (erection of a four bedroom dwelling) alterations to approved front elevation to allow a balcony to be installed approximately 2m in depth

Approved.

7. New Applications

20/P/1863/FUL Country View Caravan Park Sand Road Kewstoke BS22 9UJ

Change the use of the land (to be open 1st March - 31st October annually) to relocate 24 existing grass camping pitches and upgrade them to 24 gravel pitches for touring caravans and campervans, plus upgrade existing grass camping pitches to 17 gravel pitches for touring caravans and campervans within the existing caravan park along with associated infrastructure, landscaping and drainage.

Comment: -

After some discussion the Council wished to lodge an objection for the following reasons

1. There are concerns that the area of land outlined in the current application would appear to almost double the area of land capable of siting caravans and tents to that originally granted in 2011 for holiday use. .
2. The application relates to land outside the Village Fence and extends into open countryside, which is understood to be contrary to Policy DM51 of the NSDC Site and Policy Plan, where development other than that for agricultural purposes would not normally be permitted.

Notwithstanding this point, there are no demonstrable benefits to the local economy detailed in the application.

3. The area is within Flood Zone 3A, and is within the Coastal Zone designated only for developments appropriate in respect of a coastal location.
4. The application if granted, would restrict choice for those wishing to holiday in a more sustainable and affordable manner. i.e. Tents

5. The application would place additional pressures on an already oversubscribed Local Public Transport System
6. Additional Caravans being towed by vehicles as well as Camper Vans attracted to the site would place additional pressure on already overcrowded narrow country lanes. as they tend to be much larger in size than trailer tents.
7. **Enforcement**

Fence at Norton Court farm

It was noted that a recent fence erected at Norton Court farm required planning permission which had been sought by NSDC planning Officer.

Ash Tree Caravan Park – Height of Lodges

Following a site visit and measurements taken. NSDC Enforcement Officer has written to the agent acting for the owner of this site to say that the unit is higher than that shown on the approved plans and a minor material amendment application is required.

Ash Tree Caravan Park – Siting of Lodges without flood mitigation measures in place.

Following a site visit it was confirmed that the flood mitigation measures would only be required once the site was occupied, which was not the case at the time of the site visit.

It would appear that the site is now occupied and it was requested that the clerk contacted NSDC Enforcement Officer to register this fact.

Action:- Parish Clerk

9. Other Planning Issues

It was noted that a number of houses (approx 30) in respect of planning application 20/P/1579/OUT for 75 Houses near Wick St Lawrence are within Kewstoke Village boundary.

It was agreed that the Council wished to comment on this application.

Comment:-

The Council wished to oppose this application on the grounds that:-

1. Part of the development within the Parish boundary was outside of the Village fence and extends into open countryside, which is understood to be contrary to Policy DM51 of the NSDC Site and Policy Plan, where development other than that for agricultural purposes would not normally be permitted.

2. The development is on a flood plain.

3. Part of the proposed Weston Super Mare to Clevedon Cycle Path which incorporates part of Ebdon Road would be subject to increased traffic and resulting safety issues.

10. Correspondence

None

Meeting Closed at 8.55 pm

11. Date Of next Meeting 5th October 2020