



## **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> July 2021 which commenced at 8.24pm.

Present Cllrs R .Adams (Chairman) J.MacDonald, T.Morris, G.Vearncombe, C.Bates, & K.Harper.

### **In attendance**

M.Hardwick Parish Clerk

### **Public Participation**

There was one member of the Public in attendance who spoke in respect of Planning Application **21/P/1440/FUL**. *Application for the erection of a timber stable block with adjoining concrete yard and storage container. Construction of gravel access track and change of use from Agricultural Land to Equestrian Land.*

The member of the public was a resident of Kewstoke who had moved to the Village recently and purchased 6 acres of Land to the west of Elmsley Lane with a view to keeping 4 horses which she owned. The horses were currently stabled in Bristol making regular trips to care for them difficult particularly as one of the horses was ill. The application was for 4 stables.

## **1. Opening of the meeting**

The meeting opened at 8.24m

## **2. Apologies for Absence**

N.Richards Liaison Officer  
Cllr Willis Unitary Member  
Cllr Pilgrim Unitary Member  
Cllr Horry  
Cllr Whyte  
Cllr Cunningham  
Cllr Buckley

## **3. Declaration of interests**

Cllr Adams declared an interest in planning Application 21/P/1440/FUL as he owned land adjoining the fields for which the above application related.

## **4. Adoption of the minutes of the Parish Council Planning Meeting on 7<sup>th</sup> June 2021**

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

**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

**Awaiting decision**

**21/P/0731/FUH 37 Kewside Kewstoke Weston-super-Mare BS22 9XT**

Proposed raised decking area to the rear of the property.

**Approved**

**21/P/1430/FUL Manor Farm Business Park Collum Lane Kewstoke  
BS22 9JL**

Erection of a steel portal framed building for commercial use (E(g)/B2/B8).

Awaiting Decision

**7. New Applications**

**21/P/1440/FUL Land To The West Of Elmsley Lane Elmsley Lane  
Kewstoke**

Erection of timber stable block with adjoining concrete yard and storage container. Construction of gravel access track and change of use of agricultural land to equestrian land.

**Comment:-** The Parish Council wished to recommend refusal on the following grounds

1. The application if approved would lead to an increase in the proliferation of similar equestrian developments in the Elmsley Lane area.
2. The development would encroach into open countryside and have an overbearing visual impact. The site is also close to a public right of way.
3. It is noted that approval for an agricultural building sited in close proximity, subject to application 12/P/2049/FUL, was permitted with imposed conditions, in particular requiring it to be removed if it ceased to be used for agricultural purposes, to ensure that it was only used for such

purposes, as any other non agricultural building in the area would not normally be approved.

4. If the Planning Officer is, however, minded to approve, then reference to conditions imposed on similar applications is requested, ie. 10/P/1417/FUL

**21/P/1637/FUH 33 Kewstoke Road Kewstoke Weston-super-Mare BS22 9YE**

Erection of a single storey front/side extension (part retrospective) and installation of a raised rear Patio platform.

**Comment:** - The Parish Council wished to support the application and offer no further comment.

**21/P/1801/FUH 56 Beach Road Kewstoke North Somerset BS22 9UP**

Ground floor rear and side extensions and loft extension to dwelling. Loft extension to include balcony to front elevation.

**Comment:** - The Parish Council wished to object to this application as it was out of Character and not in keeping with the current street scene

## **8. Enforcement**

Cllr Adams wished that the following possible breaches of planning were reported to NSDC Planning Department..

1. Application 12/P/2049//FUL – Agricultural buildings not being used for agricultural purposes. Prior to reporting, advice is required to be sought from NSDC Planning department as to of whether ‘agricultural purposes’ implied the running of an agricultural business.
2. Application 10/P/1417/FUL - where an imposed condition was for no overnight parking. Cllr. Adams believes this condition is not currently being met.

3. Application 19/P/3179/FUL- where an imposed condition required the agricultural building to be open sided. Currently roller doors have been installed. .

**9. Other Planning Issues**

None

**10. A.O.B**

None

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Meeting Closed at 9.05 pm

**11. Date Of next Meeting Monday 2<sup>nd</sup> August 2021**