



## **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 Tuesday 2<sup>nd</sup> April 2024 which commenced at 8.35pm.

### **Present**

Cllrs T.Morris, K.Harper, G, Vearncombe T. Horry,  
N.Whyte & R.Adams ( Chairman) R.Cunningham,& J.MacDonald .

### **In attendance**

M.Hardwick **Parish Clerk**

### **Public Participation**

The were no members of the Public in attendance

The meeting opened at 8.35pm

### **2. Apologies for Absence**

N.Richards **Liaison Officer**

Cllr Pilgrim **Unitary Member**

Cllr Williams **Unitary Member**

Cllr Jenkins

3. **Declaration of interests**

None

4. **Adoption of the minutes of the Parish Council Planning Meeting of 4th March 2024**

The Chairman called for a show of hands by the Councillors in attendance at the meeting on 4<sup>th</sup> March 2024 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**

**22/P/3036/FUL Land Off Elmsley Lane Kewstoke**

Installation of groundmount Photovoltaic Units (Solar Panels) together with Transformers, Sub-station and ancillary equipment to create a solar farm producing carbon-free electricity

**Awaiting Decision**

**. 23/P/0735/FUL Norton Farm Lower Norton Lane Kewstoke BS22 9YR**

removal of condition 5 (Use as holiday lets only) of permission 99/1883 (Conversion of existing redundant farm buildings to 4no. class B1 light industrial units, 3no. holiday lets) to permit occupation as 3no. unrestricted dwellings (C3 use)

**Awaiting Decision**

**23/P/0338/FUL Collum Farm Collum Lane Kewstoke BS22 9YX**

Erection of 3no. agricultural workers dwellings (in lieu of 2no authorised static caravans and 1no. unauthorised static caravan elsewhere on site) together with formation of access, car parking and amenity space

**Awaiting Decision**

**23/P/2344/LDP Sand Farm Caravan Site Sand Farm Lane Kewstoke North Somerset**

Certificate of lawfulness for the proposed use of the land as a caravan site .

**Awaiting Decision**

**23/P/2495/FUL Land At St Thomas Head North East Of Woodspring Priory Sand Point Kewstoke BS22 9YU**

Erection of a bird hide and observational shelter and associated fencing, to be built on the existing raised concrete platform.

**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.

**Awaiting Decision**

**23/P/2802/TPO 36 Manor Gardens Kewstoke BS22 9XU**

T1: Reduce beech tree by 1.5m and maintain the shape

**Refused**

**24/P/0223/FUH 34 Beach Road Kewstoke BS22 9UU**

Proposed Attic conversion and extension with balcony to front elevation and erection of a rear first floor extension.

**Awaiting Decision**

**24/P/0217/CQA Barn Adjacent To The Hideaway Crookes Lane Kewstoke**

Prior approval for the conversion of existing barn to 1no. dwelling with operational development of replacement metal sheet roof, replacement and new windows and

doors, insertion of 8no. new rooflights, timber cladding. Alterations to lean-to to create conservatory with rendered block walls and new metal sheet roof

### **Awaiting Decision**

#### **. 24/P/0149/FUH 48 Sand Road Kewstoke BS22 9UJ**

Proposed new front porch. Erection of single and two storey rear extension following demolition of existing rear store/outhouse

### **Awaiting Decision**

## **6.New Applications as at 31/03/2024**

The Council wished to make a similar comment on the 3 applications in Lower Norton lane.

**Comment:-** Kewstoke Parish Council wishes to object to these applications based on the Parish Councils comments submitted in respect of the previous application 23/P/0735/FUL relating to these cottages.

In respect of Atterup Cottage it is not clear where the proposed access point is to be located, therefore, the Parish Council is unable to comment on the merits of this aspect of the application.

#### **24/P/0371/FUL Atterup Cottage Lower Norton Lane Kewstoke BS22 9YR**

Retrospective application for change of use of agricultural land to residential curtilage including vehicular access and erection of a cycle shed

#### **24/P/0454/FUL Saffron Barn Lower Norton Lane Kewstoke BS22 9YR**

Conversion of former holiday let into 1no. residential dwelling

#### **24/P/0455/FUL Damson Barn Lower Norton Lane Kewstoke BS22 9YR**

Retrospective application for the conversion of a former garage for a holiday let into 1no. residential dwelling and erection of a rear conservatory

#### **24/P/0492/FUH 60 Kewstoke Road Kewstoke BS22 9YF**

Proposed demolition of existing garage/store and erection of a new 2 storey garage/store. Creation of off-road parking and landscaping alterations to facilitate the creation of ramped access

**Comment:-** The Council supports this application and wishes to make no further comment.

## **7. Other Planning Issues**

Cllr Adams referred to an online meeting with the Case Officer in respect of application **23/P/1439/OUT** Land To The North Of Junction Of Lyefield Road And Lower Norton Lane Kewstoke where a number of issues were discussed.

It was noted that the Planning Officer confirmed that the Weston Super Mare settlement boundary could not be moved as a result of this particular development (which is currently adjacent to the W-S-M boundary), thus preventing development further into Kewstoke .

Cllr Adams also referred to an “application in principle” 24/P/0603/PIP Land Adjacent To Manor Farm Bungalow Lyefield Road Weston-super-Mare.

Full details were not available for this meeting to review..

As soon as details can be obtained they will be made available to Councillors for verification

**Comment:** - Kewstoke Parish Council challenges the fact that the land is adjacent to the Weston Settlement Boundary, as the Kewstoke Parish boundary is currently beyond Anson Road. If this is found to be correct then Kewstoke Parish Council would object to this application as any development within Kewstoke settlement boundaries is limited to infill only.

It also notes the concerns of local residents of a new access which appears to have been created close by without Planning Permission. The emergence of this new access can be verified by reference to historic local Ordinance Survey maps and photographs from Google street map from 2012 confirming no access gate in situ.

## **8. Enforcement**

None

Meeting Closed at 9.27pm

**9. Date of Next Meeting Tuesday 7th May 2024.**