



## **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 virtually via Zoom on Monday 4<sup>th</sup> January 2021 which commenced at 8.23pm.

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

### **In attendance**

M.Hardwick Parish Clerk

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

The meeting opened at 8.23pm

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

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

#### **3. Declaration of interests**

None

#### **4. Adoption of the minutes of a meeting of Council members to discuss planning issues of 2<sup>nd</sup> November 2020**

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

Proposed Cllr Whyte  
Seconded Cllr Morris

Vote was unanimous

#### **5. Decembers Planning Applications**

As there was no meeting in December due to the Covid -19 restrictions, details of Decembers applications were circulated to Councillors via email with the Planning Chairman's recommendations and Comments.

Following subsequent feedback from Councillors these were agreed and updated through the NSDC Planning portal

See attached details.

#### **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.**

**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.

**Approved**

**20/P/2149/FUH 112 Beach Road Kewstoke Weston-super-Mare BS22 9UG**

Alteration of front hipped roof to gable end roof, alterations to front fenestration, enclosed raised terrace area and replacement porch to front (west) elevation

**Approved**

**20/P/2152/LDP 19 Sand Road Kewstoke Weston-super-Mare BS22 9UH**

Lawful Development Certificate for the proposed conversion of existing garage/store/workshop to additional living accommodation.

**Approved (Lawful)**

**20/P/2212/FUH 35 Beach Road Kewstoke Weston-super-Mare BS22 9UU**

Proposed front porch and balcony, extension of front middle dormer and new dormer roofs to first floor windows

**Approved**

**20/P/2233/FUH Dunnington Crookes Lane Kewstoke Weston-super-Mare BS22 9XB**

Demolition of existing front porch; erection of a replacement single storey front porch connecting to the garage.

**Approved**

**20/P/2273/FUH 50 Beach Road Kewstoke Weston-super-Mare BS22 9UU**

Single storey side extension.

**Approved**

**20/P/2402/FUL Land Adjacent To Commodore Hotel Beach Road Kewstoke**

Proposed change of use of land from agriculture to use as a caravan site; creation of a new access internal road and siting of 8no. holiday chalets

**Awaiting Decision**

**20/P/2750/FUH 3 Southside Crescent Kewstoke Weston-super-Mare BS22 9UY**

Demolition of existing garage and proposed erection of a single storey side extension.

**Approved**

**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.

**Awaiting Decision**

**20/P/2759/FUH 30 Beach Road Kewstoke Weston-super-Mare BS22 9UU**

Rear single storey extension and front dormer roof conversion.

**Awaiting Decision**

**20/P/2718/FUH 48 Sand Road Kewstoke Weston-super-Mare BS22 9UJ**

Proposed erection of a two storey and single storey rear extension and front porch and associated works.

**Approved**

**20/P/2646/AGA Land To East Of The Hideaway Crookes Lane Kewstoke BS22 9XB**

Application to determine if prior approval is required for a proposed agricultural barn to store hay and machinery.

**Prior Approval grant**

**20/P/2602/FUL The Hideaway Crookes Lane Kewstoke Weston-super-Mare BS22 9XB**

Demolition of existing barn and erection of a one bedroom annexe.

**Awaiting Decision**

**7. New Applications**

**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).

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

**8. Enforcement**

The Clerk reported that the latest list of enforcement cases had recently been received. This was requested to be forwarded to the Councillors.

**Action:-** Parish Clerk

**Ash Tree Caravan Park: - 2 o/s issues**

1 **Height of Lodges** :- The Clerk reported that an email had been received from NSDC Enforcement Officer confirming that decking had been lowered to ensure the Height of the lodges complied with the Planning Application and that the case had now been closed.

2. **Flood Mitigation Measures**: - The NSDC Enforcement Officer has been notified that it appeared someone was living on site, which if it is the case, a breach of planning regulations has occurred, as Flood Mitigation Measures are required to be in place prior to occupation of the site.

The Clerk reported that the Enforcement Officer has subsequently confirmed that when visiting the site they had found no evidence of anyone living on site, therefore until such time as was the case, no planning regulations had been breached.

It was agreed to monitor the situation and contact the Enforcement Officer when further evidence was available to confirm that the site was occupied.

**9. Other Planning Issues**

None

**10. Correspondence**

None

Meeting Closed at 8.34 pm

**11. Date Of next Meeting 1<sup>st</sup> February 2021**