



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 4th November 2019 which commenced at 8.55pm.

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

In attendance

Parish Clerk

Members of the Public

There were no members of the Public Present.

Public participation (15 minutes)

None

Opening of the meeting

Meeting opened at 8.55pm

2. Apologies for Absence

Cllr Jenkins

N.Richards (NSDC Liaison Officer)

Cllr Willis Unitary Member
Cllr Pilgrim Unitary Memeber

3. Declaration of interests

Cllr Morris had previously declared an interest in planning application
19/P/1381/FUL

4. Adoption of the minutes of the council meeting of 7th October 2019

These were adopted with no changes.

Proposed Cllr Buckley
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

18/P/2423/OUT

Land South off of Crookes lane Kewstoke

Outline application for the erection of 20no dwelling houses associated matters of
access and landscaping.

Appeal has been dismissed and original decision to refuse the application upheld.

19/P/1298/FUH 9 Court Road Kewstoke Weston Super Mare

Two storey side elevation extension & new porch to principle entrance

Approved

19/P/1381/FUL 46 Beach Road Kewstoke Weston-Super-Mare BS22 9UU

Erection of a chalet bungalow following the demolition of existing bungalow

Approved

19/P/1609/FUL Manor Farm Business Park Collum Lane Kewstoke BS22 9JL

Change of use of units 6A, 24 and 25 (currently B1 (Business) Use) and units 21 and 25A (currently Sui Generis agriculture use) to a mixed use of B1 (Business) / B2 (General Industrial) / B8 (Storage and Distribution) /Agriculture (Sui Generis use)

Awaiting Decision

- **19/P/1857/FUL Land To The East Of Elmsley Lane Kewstoke Nr Weston-super-Mare North Somerset**

Erection of timber stable block and change of use of agricultural land to equestrian land

Awaiting Decision

19/P/2205/FUH 1B Stratton Lane Kewstoke Weston-super-Mare BS22 9FL

Proposed single storey extension to North elevation

Awaiting Decision

19/P/2277/ 3 Stratton Lane Kewstoke Weston-super-Mare BS22 9FL

T1 - Sycamore - Reduce crown to leave a 2 metre clearance from the property and 1 metre from top, crown lift to 2 branches on east side of tree to the same height as the rest of the crown approximately 3.5 metres.

Awaiting Decision

19/P/2320/FUL Collum Farm Collum Lane Kewstoke Weston-super-Mare BS22 9YX

Retention of 3 Caravans for seasonal workers at Dairy Unit for three years

Awaiting Decision

7. New Applications

19/P/2319/FUL Collum Farm Collum Lane Kewstoke BS22 9YX

Retrospective application for extension to existing cattle building to provide covered feed passage.

Comment :- The Council wishes to make no comment

19/P/0063/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

Comment:- The Council wished to object to the application on a number of points:-

1. The Parish Council believes that the ingress and egress from the proposed development would be dangerous.
2. There is no safe pedestrian access to the site as there are no pavements or footpaths.
3. The proposed new enlarged access would be detrimental to the character of what is a country lane.
4. It also appears a number of Holiday Chalets are sited on flood Zone 3A.
5. There is also a belief that there would be a detrimental impact on any wildlife in the area.

On further reflection it was noted that several of the points referred to in the recent dismissed appeal Ref: APP/D0121/W/18/3215597 Land south of Crookes Lane, Kewstoke, Somerset, BS22 9XB appear to be relevant to this application.

Namely:-

1. The proposed development is outside the Village Fence
2. The development would put additional pressure on the already oversubscribed Village public transport system leading to additional use of private vehicle journeys to access services and facilities outside of the village.
3. The development would place additional recreational pressures on the local ecology, in particular the SSI designated beach at Sand Bay.

8. Other Planning Issues

Cllr Whyte raised the issue of 1 Kewstoke Road which appeared to have exceeded the time limit granted with a previous planning application.

Action ; - Ongoing Parish Clerk to continue to investigate

9. Enforcement

A possible breach of planning regulations was reported to NSDC in respect of land off of access lane to Myrtle Farm, Lower Norton, Kewstoke. A case officer has now visited the site and established ownership, The enforcement process has now commenced by NSDC.

10. Correspondence

None.

Meeting Closed at 9.28 pm

11. Date of next meeting 2nd December 2019