



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

35 Beach Road Sand Bay, Kewstoke

Weston Super Mare BS22 9UU

Tel Mobile 07836 386244

e-mail Parishclerkkewstoke@gmail.com

Chairman Councillor J.MacDonald

Planning Chairman Councillor R.Adams

Minutes of Kewstoke Parish Council Planning Meeting held on Monday 6th June 2022 which commenced at 8.21 pm.

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

In attendance

M.Hardwick **Parish Clerk**

Public Participation

There were no members of the Public present.

1. Opening of the meeting

The meeting opened at 8.21pm

2. Apologies for Absence

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

Cllr MacDonald

3. Declaration of interests

None

4. Adoption of the minutes of the Parish Council Planning Meeting on 3rd May 2022

The Chairman called for a show of hands by the Councillors in attendance to indicate their support for the adoption.

Proposed Cllr Whyte
Seconded Cllr Morris

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/2823/FUL 11 Sand Farm Lane Kewstoke North Somerset 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

Refused

Cllr Morris asked the reason for refusal.

The Clerk read the relevant extract from the planning decision as below :-.

The proposed garage/outbuilding, by reason of its siting, massing and scale, has resulted in the erosion of the open countryside. The visually intrusive appearance of

the building has a harmful impact upon the rural character of the surrounding area and is therefore contrary to policies CS5 and CS12 of the North Somerset Core Strategy, policies DM10, DM32 and DM38 of the Sites and Policies Plan, part 1 and Policy SA2 of the Sites and Policies Plan, Part 2 (Site Allocations Plan), the advice within the Residential Design Guide (Section 2) and the Landscape Character Assessment, SPD adopted September 2018.

21/P/3103/FUL . Field North Of 110 Kewstoke Road Kewstoke BS22 9YL

Change of use of an existing agricultural barn to form holiday let accommodation.

Awaiting Decision

21/P/3529/OUT Land Off Anson Road Kewstoke

Outline planning application for a residential development of up to 70no dwellings and associated infrastructure and landscaping, with access for detailed approval and matters of appearance, scale, layout and landscaping reserved for subsequent approval

Awaiting Decision

22/P/1027/FUH 6 Beach Road Kewstoke North Somerset BS22 9UZ

Demolition of existing uPVC single storey rear conservatory and erection of replacement single storey rear extension with flat roof and rooflights. Proposed raised timber deck to the rear replacing existing with reconfigured staircase.

22/P/0866/LDE Karibu Lower Norton Lane Kewstoke North Somerset BS22 9XW

Certificate of Lawfulness for the use of land as amenity space as part of the existing garden.

Awaiting Decision

22/P/0653/FUL The South Sands Hotel 1 Beach Road Kewstoke North Somerset BS22 9UZ

Proposed single storey extension to the function room on the north side of the building to create a bar and seating area

Awaiting Decision

6. New Applications as at 31/05/2022

22/P/1037/FUH 3 Manor Gardens Kewstoke North Somerset BS22 9XU

Demolition of existing single storey rear extension and conservatory and proposed erection of a replacement rear single storey wrap around extension.

Comment:- The Council wishes to support the application and offer no further comment.

22/P/1148/FUH The New Bungalow Crookes Lane Kewstoke North Somerset BS22 9XL

Demolition of conservatory and erection of side extension. Basement alterations including windows and part demolition of the garage front.

Comment:- The Council wishes to support the application and offer no further comment.

22/P/1222/TRCA 2 Lower Kewstoke Road Weston-Super-Mare North Somerset BS22 9JA

Various tree works

This application does not relate to the Parish.

7. Other Planning Issues

Cllr Adams made reference to application 18/83275/FUL Land Off Anson Road. One of the documents submitted, a consultation reply in the form of an internal memorandum from NSC Highways and Transport department, makes reference to a speed limit at the proposed road access point as below ;-

Vehicular access

Queensway is a C class highway subject to a 30mph limit at the proposed access point and becomes national speed limit to the north west of the proposed access.

The correct speed limit is believed to be 40mph.

Action; - The Clerk to notify NSC Planning Department via their Planning Portal.

8. Enforcement

None

Meeting Closed at 8.37 pm

9. Date of next Meeting Monday 4th July 2022