



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 a virtual “on-line” meeting of representatives of Kewstoke Parish Council to discuss planning issues held on Monday 1st June 2020 which commenced at 8.06pm.

Present Cllrs R .Adams (Chairman) R.Buckley N.Whyte J.MacDonald. K.Jenkins C.Bates R. Cunningham K.Harper

Due to some communications issues not all Councillors were able to be “on line” for the entire meeting. Notes had been circulated by e-mail to all Councillors prior to the meeting so everyone was conversant with the agenda items in advance of the meeting.

In attendance

M.Hardwick Parish Clerk

1. Opening of the meeting

The meeting opened at 8.06pm

2. Apologies for Absence

N.Richards (NSDC Liaison Officer)
Cllr Willis Unitary Member
Cllr Pilgrim

Cllr Horry
Cllr Vearncombe
Cllr Morris

3. Declaration of interests

None

4. Adoption of the minutes of the council meeting of 4th May 2020

The Chairman called by a show of hands and verbal confirmation whether the Councillors could indicate their support for the adoption. This was indicated unanimously.

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Proposed Cllr Whyte
Seconded Cllr Buckley

Indicative 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.

An update from the Councils Liaison Officer had been requested as well as from L. Pilgrim (Unitary member).

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.

It is understood that the decision date has been put back for the applicant to provide all the information required.

Awaiting Decision

20/P/0353/HHPA 109 Beach Road Kewstoke Weston-super-Mare BS22 9UG

Prior approval request for the erection of a single storey rear extension with a flat roof that would 1) extend beyond the rear wall of the original house by 5.5 metres; 2) have a maximum height of 3.32 metres and 3) have eaves that are 2.55 metres high

Awaiting Decision

20/P/0447/MMA 45 Beach Road Kewstoke Weston-super-Mare BS22 9UU

Minor material amendment to planning permission 18/P/3826/FUL (demolition of an existing dwelling and the construction of a 1no. four bedroom detached house with integral garage) to allow for overall increase in the height of the dwelling, provision of a wider than designed sliding folding door has reduced the porch width and resulted in the loss of a porthole window on the front elevation.

Awaiting Decision

20/P/0618/FUL Land At Elmsley Lane Kewstoke

Proposed change of use from agricultural land to a mixed use of agriculture and equestrian and the erection of stables and a hay store

Awaiting Decision

20/P/0386/FUL Caravan at Sand Farm Caravan Site 11 Sand Farm Lane

(It is understood the address of this site should read 17 Sand Farm Lane.)

Retention of static caravan for holiday use only

Awaiting Decision

20/P/0928/FUH 109 Beach Road Kewstoke Weston-super-Mare BS22 9UG

Alterations to front dormer including the provision of a balcony

Awaiting Decision

20/P/0812/LBC 2 Rose Tree Cottages Lower Norton Lane Kewstoke Weston-super-Mare BS22 9YR

Part-retrospective alterations to front and rear elevation windows to insert timber double glazed units. Timber door to front elevation

Awaiting Decision

7. New Applications

The Clerk had previously circulated the Chairman's thoughts with regards to the new applications via e-mail.

The Chairman called by a show of hands and verbal confirmation whether Councillors could indicate their support for the Chairman's comments. This was indicated unanimously.

19/P/3179/FUL Land West Of Manor Farm Lower Norton Lane Kewstoke

Retrospective planning application for the erection of a replacement agricultural building, resurfaced yard area and construction of an access track

Comment: - The Parish Council wishes to object to the application on the grounds that the proposed development appears to be much larger than would be expected in respect of the current agricultural activity engaged in on site. The Council would, therefore, not unreasonably expect, in addition to the current documents, a robust Business Plan in respect of this application.

The Council would also like the following points to be taken into consideration

1. It is believed that former use of the site for a prolonged period has been for Equestrian purposes rather than Agricultural
2. It is understood that the access alluded to is in fact a single track public road with poor access to Lower Norton Lane rather than a private road.
3. There has been a request for change of use to commercial activity in respect of similar developments on the site of Manor Farm, owned by the applicant, after a short period of time after the granting of Planning permission for Agricultural use, this increase in perceived to have increased commercial traffic in Collum Lane and the narrow junction with the Queensway.ie Commercial Vans and HGVs.
4. If the Planning Officer is minded to approve this application, the Council would request a condition which if the development ceased to be used for its intended purpose the buildings would be removed, preventing any potential commercial expansion of the site into open Country side.

20/P/0796/FUH Norton Lane Kewstoke Weston-super-Mare BS22

Conversion of garage/barn into holiday let and associated landscaping

Comment ; - The Council has no objection and supports this application.

8. Enforcement

None

9. Other Planning Issues

The planning Chairman raised an issue at Ash Tree Caravan Park. It would appear that the flood defence measures on the Northern Boundary were not in place despite Lodges/Holiday homes being sited,

It was requested that the Clerk contact NSDC planning dept to seek clarification of when these measures would be put in place.

Action :Parish Clerk

10. Correspondence

None

Meeting Closed at 8.29 pm

11. Date of next meeting 6th July 2020