



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 Monday 2nd September 2024 which commenced at 8.28pm.

Present

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

In attendance

M.Hardwick **Parish Clerk**

Public Participation

There were no members of the Public in attendance

The meeting opened at 8.20pm

2. Apologies for Absence

N.Richards **Liaison Officer**

Cllr Pilgrim **Unitary Member**

Cllr Williams **Unitary Member**

3. **Declaration of interests**

None

4. **Adoption of the minutes of the Parish Council Planning Meeting of 5th August 2024**

The Chairman called for a show of hands by the Councillors in attendance at the meeting on 5th August 2024 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

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.

Cllr Adams reported that the decision should now be within 6 months.

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/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

24/P/0687/FUL 7 Court Road Kewstoke BS22 9UT

Retrospective application for the erection of a dormer with installation of new window to east elevation, to create second floor bedrooms. A pitched roof has been replaced with a flat roof.

Approved

6.New Applications as at 28/08/2024

24/P/1546/FUH 31 Beach Road Kewstoke BS22 9UU

Proposed demolition of existing outbuilding and garage and erection of a new 1.5 storey detached garage/workshop. Erection of a single storey rear extension with gable roofing, front porch with balcony above with new dormer and Juliet balcony, 2no. front dormers with Juliet balconies and 1no. rear flat-roof dormer, creation of raised rear decking and replacement of 1no. window with a Juliet balcony at North elevation. Alteration and expansion to front hardstanding including widening of existing vehicular access.

An email received from an immediate neighbour objecting to this application was read out by the Chairman.

Comment: - The Parish Council object to the application, as it has concerns with regards to the invasion of privacy resulting from the proposed window of the new annex directly overlooking the neighbouring property.

Similarly the proposed new window on the South elevation would appear to directly look into an existing window on the neighbouring property.

Should these concerns be addressed and there is no increase in the ridge height, the Parish Council would not have any objections.

7. Other Planning Issues

None

8. Enforcement

Cllr Adams reported that he and the Clerk attended a meeting with NSC Enforcement Department and that action on long outstanding enforcement action appeared to be progressing.

Meeting Closed at 8.40m

9. Date of Next Meeting Monday 7th October 2024.