



## **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 3<sup>rd</sup> February 2025 which commenced at 8.17pm.

### **Present**

Cllrs T.Morris, K.Harper, N.Whyte, G.Vearncombe  
R.Adams ( Chairman), A.Clapp, J.MacDonald, R.Cunningham, & T.Horry

### **In attendance**

M.Hardwick **Parish Clerk**

### **Public Participation**

There were no members of the Public in attendance

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

The meeting opened at 8.17pm

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

N.Richards **Liaison Officer**

Cllr Jenkins

Cllr Baxter

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 6<sup>th</sup> January 2025**

Cllr Adams proposed an amendment that item **8 Enforcement** to now read

“The Chairman reported that a further meeting arranged with NSC Enforcement Department, had taken place on December 11<sup>th</sup> 2024 attended by Cllr Adams and the Clerk.”

Proposed Cllr Morris  
Seconded Cllr Whyte

The Chairman called for a show of hands by the Councillors in attendance at the meeting on 6<sup>th</sup> January 2025 to indicate their support for the adoption.

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**

**24/P/1436/FUL Land Adjacent To South Sands (Commodore Hotel) Beach Road Kewstoke**

Proposed 'glamping' tourist accommodation comprising of Belle Tents, Iglu Pods, Shepherds Huts, toilet block, associated infrastructure and changes to site levels

**Awaiting Decision**

**24/P/2387/FUH 31 Beach Road Kewstoke Weston-super-Mare BS22 9UU**

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

**Approved**

**24/P/2340/LDP Sand Farm Caravan Site Sand Farm Lane Kewstoke**

Certificate of lawful development that the proposed use of the site for camping and caravans would not amount to a material change of use granted by 18/P/4230/LDE and the use is not subject to any planning conditions.

**Awaiting Decision**

**23/P/2824/FUL Worle Quarry Lower Kewstoke Road Weston-super-Mare BS22 9LF**

Change of use of part of the wider quarry site to a sui generis use which involves the processing of lithium batteries and operational development (retrospective) for buildings to support the continuing operation within the site consisting of: 1) the retention of four non-permanent (NPB 1-4) industrial storage buildings; 2) the retention of alterations and extensions made to existing Building B to provide additional storage and office space; 3) the retention of Building C - the Rotary Dryer & Drum Cooler Building; 4) the retention of alterations (cladding) to existing buildings D and E; 5) the continued siting of 2no. shipping containers which serve as a staff locker room and staff toilets; 6) the retention of a 100,000 litre drainage water tank which serves as an overflow and temporary storage for the site drainage system; and 7) the retention of the associated palisade security fencing around the site

**Awaiting Decision**

**24/P/2282/FUH 98 Kewstoke Road Kewstoke Weston-super-Mare BS22 9YH**

Proposed conversion of existing loft to liveable space including the raising of ridge level and installation of 4no. roof lights

**Approved**

## **6. New Applications as at 31/01/2025**

### **. 25/P/0052/AOC Collum Farm Collum Lane Kewstoke Weston-super-Mare BS22 9YX**

Request to discharge condition number 7 (Surface Water Drainage) on application 23/P/0338/FUL

**Comment:-** The Parish Council at this stage takes a neutral view although mindful of the comments of the North Somerset Levels IDB, in so much as further information is required from the applicant.

### **25/P/0015/TPO 36 Manor Gardens Kewstoke Weston-super-Mare BS22 9XU**

T1: Reduce beech by 1.5m.

**Comment:** - The Parish Council wishes to take a neutral view and leave the decision to the discretion of the Tree Officer

### **24/P/2698/FUL Country View Caravan Park Sand Road Kewstoke Weston-super-Mare BS22 9UJ**

Proposed extension of existing caravan site to facilitate the creation of 19 additional gravel caravan pitches.

The clerk read out an email from the owner of the site inviting the Councillors to visit the site and discuss the plans in person. It was decided that it was not necessary to take up this invitation.

**Comment:-** The Parish Council has no objection to this application providing the conditions as imposed on a previous application 20/P/1863/FUL are adhered to, in particular:-

1. No Caravans to be on site from 31<sup>st</sup> October – 1<sup>st</sup> March
2. The Flood Refuge is still adequate to provide for residents of the the proposed additional caravans.
3. Development of the site should be in accordance with current policies ie. (DM58 of the North Somerset Sites and Policies Plan (Part 1 - Development Management Policies), policies CS14 and CS33 of the North Somerset Core Strategy and policy SA2 of the North Somerset Sites and Policies Plan (Part 2 - Site Allocations).

as to preserve the Character of the Countryside. and secure sustainable patterns of development

## **7. Other Planning Issues**

The Clerk made reference to an email received from a resident of Sand Farm Lane requesting details of who to contact to establish if Sand Farm Lane

Caravan & Camping site have a license for all static caravans that are now in situ.

The Clerk was requested to respond

**Action:** - Parish Clerk

The Chairman also referred to a letter from a resident of Collum Lane addressed to North Somerset's Planning Officer. The Contents of the letter were read out to the Councillors.

It was agreed to forward the Letter to North Somerset Councils Planning Officer.

**Action;** - Parish Clerk

## **8. Enforcement**

Meeting Closed at 8.45pm

**9. Date of Next Meeting Monday 3<sup>rd</sup> March 2025.**