



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 7th August 2023 which commenced at 9.07 pm.

Present Cllrs R.Adams (Chairman), K.Harper, J.MacDonald,

G.Vearncombe, & R.Cunningham & T .Morris.

In attendance

M.Hardwick **Parish Clerk**

Public Participation

None

1. Opening of the meeting

The meeting opened at 9.07pm

2. Apologies for Absence

N.Richards **Liaison Officer**

Cllr Pilgrim **Unitary Member**

Cllr Williams **Unitary Member**

Cllr Jenkins

Cllr Horry

Cllr Buckley

Cllr Whyte

3. **Declaration of interests**

None

4. **Adoption of the minutes of the Parish Council Planning Meeting of 3rd July 2023**

The Chairman called for a show of hands by the Councillors in attendance at the meeting on 3rd July 2023 to indicate their support for the adoption.

Proposed Cllr Vearncombe

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

Awaiting Decision

. 23/P/0735/FUL Norton Farm Lower Norton Lane Kewstoke BS22 9YR

removal of condition 5 (Use as holiday lets only) of permission 99/1883 (Conversion of existing redundant farm buildings to 4no. class B1 light industrial units, 3no. holiday lets) to permit occupation as 3no. unrestricted dwellings (C3 use)

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/1214/FUL Barn To East Of The Hideaway Crookes Lane Kewstoke

Retention of agricultural barn as built (not in accordance with approval 20/P/2646/AGA)

6.New Applications

23/P/1380/FUL Ash Tree Holiday Home Park Lower Norton Lane Kewstoke BS22 9YR

Variation of Condition 2 (approved plans and documents), Condition 10 (Sustainable Drainage Scheme) and Condition 11 (Foul Water Drainage) of permission 18/P/5097/FUL (Variation of condition Nos. 2, 6, 11, and 12 on application 17/P/0926/F to allow for a revised site plan based on different size holiday homes and different layout, a reduction in the number of holiday homes to 28No. and rewording of drainage and landscaping conditions) to allow changes to the approved plans and documents

Comment: - The Parish Council is unable to offer an informed opinion on Substitute Flooding Systems so would rely on the considerations of the Local Internal Drainage Board and North Somerset Council, being the Local Flood Authority, whose opinions are requested to be taken into account.

It was also requested that the capacity of the poorly maintained drainage ditches in the immediate area should be taken into consideration by the above consultees when arriving at their conclusions.

23/P/1593/AGA Collum Farm Collum Lane Kewstoke North Somerset BS22 9YX

Application to determine if prior approval is required for a proposed single storey extension to the existing livestock building to create a farm repair workshop for the storage of agricultural plant and machinery to allow for repairs and maintenance under cover.

Comment:- The Parish Council has no objections and wishes to offer no further comment.

23/P/1567/FUL Workshop East Of Sand Farm Caravan Site Sand Farm Lane Kewstoke

Proposed conversion of existing workshop/barn into 2no. Holiday accommodation units. Works to include; demolition of existing steel lean-to and erection of a single storey side extension and front porch extension, creation of a second storey, alterations to fenestration at the North Elevation and installation of fencing and hard standing at the South elevation.

Comment :- The Parish Council has no objections as to the use of the building as holiday lets although it appears from the plans provided the proposed enlargement of the building is not in keeping with the rural aspect of the immediate area,unlike the original building.

7. Other Planning Issues

Cllr Morris reported that the land opposite the New Castle has been purchased by a local resident who intends to build a tasteful single story building with a flat on the site.

8. Enforcement

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Meeting Closed at 9.25pm

9. Date of Next Meeting Monday 4th September 2023.