



## **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 2<sup>nd</sup> December 2024 which commenced at 8.17pm.

### **Present**

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

### **In attendance**

M.Hardwick **Parish Clerk**

### **Public Participation**

There were no members of the Public in attendance

The meeting opened at 8.17pm

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

N.Richards **Liaison Officer**

Cllr Jenkins  
Cllr Vearncombe  
Cllr Clapp

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 4<sup>th</sup> November 2024**

The Chairman called for a show of hands by the Councillors in attendance at the meeting on 4<sup>th</sup> November 2024 to indicate their support for the adoption.

Proposed Cllr Morris  
Seconded Cllr Cunningham

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**

**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

**Approved with Conditions**

**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/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**

## **6.New Applications as at 31/10/2024**

None **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.

Comment ; - The Parish Council has no objections

## **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.

Comment: - The Parish Council welcomes the opportunity to comment on this application and would argue that the original planning conditions are still in place and should align with any decision granted.

The Parish council would also wish to challenge the boundary line representing the area relating to that which the certificate is sought. Please refer to the Parish Councils comments on a previous application for full clarification ref 23/P/2344/LDP,

The comments on 23/P/2344/LDP related to application 18/P4230/LDE lodged in 2018 ( less than 10 years ago) where part of this outlined area was previously refused a certificate of Lawfulness, and the associated plan from that application which shows the extent of the existing site.

Any extension to the Sand Farm Caravan and Camping site would require a separate planning application.

Previous judicial decisions referenced in the application we understand cannot be taken into consideration or be relevant in deciding this application as there is no precedent in planning law.

The Certificate applies only to the lawfulness of development in accordance with planning Legislation it does not remove the need to comply with any other legislation such as Licensing or permitting Schemes.

**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

**Comment;-** Whilst not in the Parish, Kewstoke Parish Councils objects to this application as it has safety concerns for its residents following two recent fires at the site understood to be linked to lithium batteries.

**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.

**Comment;-** The Parish Council has no objections

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**7. Other Planning Issues**

None

**8. Enforcement**

The Chairman referred to a further meeting arranged with NSC Enforcement Department scheduled for December 11<sup>th</sup>.  
This is to be attended by Cllr Adams & the Clerk.

Meeting Closed at 9pm

**9. Date of Next Meeting Monday 6<sup>th</sup> January 2025.**