



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 June 2021 which commenced at 8.13pm.

Present Cllrs R .Adams (Chairman) J..MacDonald T.Morris, K.Jenkins R.Cunningham G.Vearncombe & R.Buckley N.Whyte C.Bates K.Harper.

In attendance

M.Hardwick Parish Clerk

Public Participation

None

1. Opening of the meeting

The meeting opened at 8.13m

2. Apologies for Absence

N.Richards Liaison Officer
Cllr Willis Unitary Member
Cllr Pilgrim Unitary Member

Cllr Horry

3. Declaration of interests

None

4. Adoption of the minutes of the Parish Council Planning Meeting on 4th May 2021

The Chairman called for a show of hands by the Councillors 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.

20/P/2969/FUL Collum Farm Collum Lane Kewstoke Weston-super-Mare BS22 9YX

Retention of two rural workers' static caravans (renewal of temporary permission 17/P/0950/F).

Approved

21/P/0404/FUH 66 Beach Road Kewstoke Weston-super-Mare BS22 9UP

Proposed loft conversion with 2no pitched roof dormers (one each to the front and rear elevations) and 1no flat roof dormer to the side elevation.

Approved

21/P/0653/FUH 43 Beach Road Kewstoke Weston-super-Mare BS22 9UU

Proposed alterations to first floor balcony to front elevation with the addition of a small balcony with stainless steel/glazed balustrade. Proposed erection of a rear single storey extension with additional gable end with bedroom and bathroom to roof void.

Approved

21/P/0541/FUL Collum Farm Collum Lane Kewstoke BS22 9YX

Retrospective application for erection of cattle handling race. Construction of SSAFO compliant sump (sealed chamber) and below ground slurry storage tanks for temporary brown water yard run off and culverting in part of watercourse

Awaiting decision

21/P/0971/FUL 66 Kewstoke Road Kewstoke Weston-super-Mare BS22 9YF

Application to remove condition 8 (energy saving measures) attached to planning permission 18/P/3567/FUL (erection of a four bedroom dwelling)

Withdrawn by Applicant

21/P/0731/FUH 37 Kewside Kewstoke Weston-super-Mare BS22 9XT

Proposed raised decking area to the rear of the property.

7. New Applications

**21/P/1430/FUL Manor Farm Business Park Collum Lane Kewstoke
BS22 9JL**

Erection of a steel portal framed building for commercial use (E(g)/B2/B8).

Comment: - The proposed building of a new large Commercial unit at Manor Farm industrial site was discussed by Kewstoke Planning Committee on 7th June 2021, where concerns were raised of overdevelopment harming the rural landscape, as well as an Increase in traffic.

Traffic Concerns were raised in respect of an earlier application 12/P/0980F/FUL, by the case Officer wishing to limit the use of the building to one purpose, that of boat building, in order to minimise traffic, implying current traffic levels were of a concern..

This new application would increase yet more traffic onto a narrow country lane with poor access to the Queensway, already used by large HGV's. Due to these concerns the Parish Council recommends refusal. .

8. Enforcement

Hard standing adjacent to Commodore Hotel

The Clerk reported that a number of contacts from residents of Beach Road had been received requesting that the Parish Council reported a potential breach of planning to NSDC, with regards to the removal of screening trees and the construction of a hard standing adjacent to the Commodore Hotel.

This had been subsequently reported.

9. Other Planning Issues

Stables off Lower Norton Lane

As requested at the previous meeting the Clerk had reported a potential breach of planning to NSDC in respect of the fact that a significant amount of work appears to have taken place recently resulting in what appears to be the change of use of the stables into more residential type accommodation.

10. A.O.B

Meeting Closed at 8.32 pm

11. Date Of next Meeting Monday 5th July 2021

