



## **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**

**35 Beach Road Sand Bay, Kewstoke**

**Weston Super Mare BS22 9UU**

**Tel Mobile 07836 386244**

**e-mail [Parishclerkkewstoke@gmail.com](mailto:Parishclerkkewstoke@gmail.com)**

**Chairman Councillor J.MacDonald**

**Planning Chairman Councillor R.Adams**

Minutes of Kewstoke Parish Council Planning Meeting held on Monday 4<sup>th</sup> March 2024 which commenced at 7.50pm.

### **Present**

Cllrs T.Morris, K.Harper, G, Vearncombe T. Horry,  
N.Whyte & R.Adams ( Chairman).

### **In attendance**

M.Hardwick **Parish Clerk**

### **Public Participation**

The was one members of the Public in attendance

The meeting opened at 7.50pm

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

N.Richards **Liaison Officer**

Cllr Pilgrim **Unitary Member**

Cllr Williams **Unitary Member**

Cllr Jenkins  
Cllr Cunningham  
Cllr MacDonald

3. **Declaration of interests**

None

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

The Chairman called for a show of hands by the Councillors in attendance at the meeting on 5<sup>th</sup> February 2024 to indicate their support for the adoption.

Proposed Cllr Morris  
Seconded Cllr Vearncombe

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/2344/LDP Sand Farm Caravan Site Sand Farm Lane Kewstoke North Somerset**

Certificate of lawfulness for the proposed use of the land as a caravan site .

**Awaiting Decision**

**23/P/2495/FUL Land At St Thomas Head North East Of Woodspring Priory Sand Point Kewstoke BS22 9YU**

Erection of a bird hide and observational shelter and associated fencing, to be built on the existing raised concrete platform.

**Awaiting Decision**

**23/P/1898/FUL National Trust Car Park Beach Road Kewstoke**

Extension and improvements to existing car park. Resurfacing of parking area and delineation of parking spaces. Resurfacing of link walkway. Siting of picnic tables and provision of low level timber barrier fencing around picnic area

**Approved**

**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**

**23/P/2802/TPO 36 Manor Gardens Kewstoke BS22 9XU**

T1: Reduce beech tree by 1.5m and maintain the shape

## Awaiting Decision

Awaiting Decision

### **6.New Applications as at 29/02/2024**

#### **24/P/0223/FUH 34 Beach Road Kewstoke BS22 9UU**

Proposed Attic conversion and extension with balcony to front elevation and erection of a rear first floor extension.

**Comment:** - The Parish Council wishes to object to that part of the application regarding the moving of the boundary wall at the front of the property adjoining the highway. The Parish Council believes there would be a loss of vision when entering onto Beach Road, if this application was approved. It is also contrary to historic policy relating to other properties along Beach Road, and is requested to be referred to the Highways Officer for review.

It is also requested that the application is referenced to the North Somerset Residential Design guide, section 1 and. in particular the 45 & 25 degree rule, to ensure that neighbouring properties do not suffer light loss as a result of the rotation of the roof and the extension of the property to the rear as well as the increase in ridge height, (which is recommended to be no higher than surrounding properties.)

It is also noted that part of the construction incorporating a porch extends beyond the building line at the front of the property.

The Parish Council has already commented on the next two applications.

#### **24/P/0217/CQA Barn Adjacent To The Hideaway Crookes Lane Kewstoke**

Prior approval for the conversion of existing barn to 1no. dwelling with operational development of replacement metal sheet roof, replacement and new windows and doors, insertion of 8no. new rooflights, timber cladding. Alterations to lean-to to create conservatory with rendered block walls and new metal sheet roof

**Comment:-** Providing that the Barn is capable of conversion and the application is in accordance with the National Planning Policy Framework (NPPF) regarding development on a Flood plain, and that there will be no danger to life should a flood occur, the Parish Council wishes to take a neutral view and make no further comment. 24/P/0149/FUH 48 Sand Road Kewstoke BS22 9UJ

#### **. 24/P/0149/FUH 48 Sand Road Kewstoke BS22 9UJ**

Proposed new front porch. Erection of single and two storey rear extension following demolition of existing rear store/outhouse

**Comment:** - Kewstoke Parish Council wishes to take a neutral view whilst noting that there may be an overbearing impact on the immediate neighbours

## **7. Other Planning Issues**

Cllr Adams requested feedback in respect of the comments made by the Parish Council in respect of application **18/83275/FUL Land off Sand Road** on 16<sup>th</sup> November 2024 relating in particular to the raising of ground levels and the building of a bund around the proposed site.

**Action:** - Parish Clerk to raise with NSC Liaison Officer

## **8. Enforcement**

Cllr Adams report that he had received a complaint from a resident in respect of application **20/P/2602/FUL The Hideaway Crookes Lane Kewstoke Weston-super-Mare BS22 9XB**, in so much as the owner was living in the annexe and renting out the main property in contravention of planning regulations.

**Action:** - Parish Clerk to contact NSC Enforcement Department.

Meeting Closed at 8.20pm

**9. Date of Next Meeting Tuesday 2<sup>nd</sup> April 2024.**