



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

Chairman Councillor J.MacDonald

Planning Chairman Councillor R.Adams

Minutes of Kewstoke Parish Council Planning Meeting held at Kewstoke Village Hall on Monday 2nd November 2020 which commenced at 7.58pm.

Present Cllrs R .Adams (Chairman) J.MacDonald. K.Harper T.Morris K.Jenkins. R.Cunningham G.Vearncombe

In attendance

M.Hardwick Parish Clerk

1. Opening of the meeting

The meeting opened at 7,58pm

2. Apologies for Absence

N.Richards Liaison Officer)
Cllr Willis Unitary Member
Cllr Pilgrim Unitary Member
Cllr Horry
Cllr Bates
Cllr Buckley
Cllr Whyte

3. Declaration of interests

None

4. Adoption of the minutes of a meeting of Council members to discuss planning issues of 5th October 2020

The Chairman called by a show of hands whether the Councillors could indicate their support for the adoption.

Proposed Cllr Vearncombe
Seconded Cllr Morris

Vote was unanimous

5. Matters arising as matter of Report

None

6. 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,

No Decision as of yet.

20/P/1863/FUL Country View Caravan Park Sand Road Kewstoke BS22 9UJ

Change the use of the land (to be open 1st March - 31st October annually) to relocate 24 existing grass camping pitches and upgrade them to 24 gravel pitches for touring caravans and campervans, plus upgrade existing grass camping pitches to 17 gravel pitches for touring caravans and campervans within the existing caravan park along with associated infrastructure, landscaping and drainage.

Approved

20/P/2149/FUH 112 Beach Road Kewstoke Weston-super-Mare BS22 9UG

Alteration of front hipped roof to gable end roof, alterations to front fenestration, enclosed raised terrace area and replacement porch to front (west) elevation

Awaiting Decision

20/P/2152/LDP 19 Sand Road Kewstoke Weston-super-Mare BS22 9UH

Lawful development certificate for the proposed conversion of existing garage/store/workshop to additional living accommodation.

Awaiting Decision

20/P/2212/FUH 35 Beach Road Kewstoke Weston-super-Mare BS22 9UU

Proposed front porch and balcony, extension of front middle dormer and new dormer roofs to first floor windows

Awaiting Decision

20/P/2233/FUH Dunnington Crookes Lane Kewstoke Weston-super-Mare BS22 9XB

Demolition of existing front porch; erection of a replacement single storey front porch connecting to the garage.

Awaiting Decision

20/P/2273/FUH 50 Beach Road Kewstoke Weston-super-Mare BS22 9UU

Single storey side extension.

Awaiting Decision

7. New Applications

20/P/2402/FUL Land Adjacent To Commodore Hotel Beach Road Kewstoke

Proposed change of use of land from agriculture to use as a caravan site; creation of a new access internal road and siting of 8no. holiday chalets

Comment : -

The Parish Council wishes the Planning Officer to refer to the Council's original objections to application ref 19/P/0063/FUL which are still considered valid and relevant in respect of this revised application.

In addition the Parish Council wishes to object in as much as it believes the proposed new access to Beach Road would create an unnecessary inconvenience and danger to road traffic users and pedestrians, with vehicles exiting and entering the site from a slow moving single track road, which would be detrimental to road safety.

Any purported benefits to the local economy from the site would be outweighed by unnecessary serious road traffic issues at this proposed new access point. Furthermore, the Parish Council cannot recall any existing pedestrian access in the North West corner of the proposed site which if created would cause a serious hazard to both pedestrians seeking access to the Beach, and vehicles attempting to negotiate the dangerous corner outside of the Commodore Hotel.

8. Enforcement

Ash Tree Caravan Park : - 2 o/s issues

1. **Height of Lodges** :- The NSDC Enforcement Officer has contacted the agent with regards to applying for retrospective planning permission.
2. **Flood Mitigation Measures**: - The NSDC Enforcement Officer has been notified that it appears someone is living on site which if it is the case a breach of planning regulations has occurred. Details of site advertising have also been forwarded to the Enforcement Officer as requested.

Fence at Norton Court Farm

The NSDC Enforcement Officer has confirmed that an Enforcement Notice for removal of the fence will be made if an application is not forthcoming,

9. Other Planning Issues

Footpath 19/10 Beach Road to Elmsley Lane

The Chairman confirmed that a possible interference of the above Right of Way had been reported to NSDC as it was suspected that a hard track was being created in part over the right of way.

On investigation this was found not to be the case and that earth had been in fact cleared from the line of the footpath and piled up in the corner of the field.

10. Correspondence

None

Meeting Closed at 8.15 pm

11. Date Of next Meeting 7nd December 2020