



## **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 representatives of Kewstoke Parish Council to discuss planning issues held on Monday 6<sup>th</sup> July 2020 which commenced at 8.25pm.

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

### **In attendance**

M.Hardwick Parish Clerk

#### **1. Opening of the meeting**

The meeting opened at 8.25m

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

N.Richards (NSDC Liaison Officer)

Cllr Willis Unitary Member

Cllr Pilgrim

Cllr Horry

Cllr Jenkins

Cllr Cunningham

Cllr Buckley

### **3. Declaration of interests**

None

### **4. Adoption of the minutes of the council meeting of 1<sup>st</sup> June 2020**

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

Proposed Cllr Whyte  
Seconded Cllr Vearncombe

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.**

An update from the NSDC's Liaison Officer was requested. .

**Action:- N.Richards**

**19/P/0063/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.

It is understood that the decision date has been put back for the applicant to provide all the information required.

**Withdrawn by Applicant.**

The NSDC's Liaison Officer was requested to investigate the reasons for withdrawal.

**Action:- N.Richards**

**20/P/0353/HHPA** 109 Beach Road Kewstoke Weston-super-Mare BS22 9UG

Prior approval request for the erection of a single storey rear extension with a flat roof that would 1) extend beyond the rear wall of the original house by 5.5 metres; 2) have a maximum height of 3.32 metres and 3) have eaves that are 2.55 metres high

**Prior approval not required.**

**20/P/0447/MMA** 45 Beach Road Kewstoke Weston-super-Mare BS22 9UU

Minor material amendment to planning permission 18/P/3826/FUL (demolition of an existing dwelling and the construction of a 1no. four bedroom detached house with integral garage) to allow for overall increase in the height of the dwelling, provision of a wider than designed sliding folding door has reduced the porch width and resulted in the loss of a porthole window on the front elevation.

**Awaiting Decision**

**20/P/0386/FUL** Caravan at Sand Farm Caravan Site 11 Sand Farm Lane

**( It is understood the address of this site should read 17 Sand Farm Lane.)**

Retention of static caravan for holiday use only

**Awaiting Decision**

**20/P/0618/FUL** Land At Elmsley Lane Kewstoke

Proposed change of use from agricultural land to a mixed use of agriculture and equestrian and the erection of stables and a hay store

**Awaiting Decision**

**20/P/0928/FUH** 109 Beach Road Kewstoke Weston-super-Mare BS22 9UG

Alterations to front dormer including the provision of a balcony

**Approved**

**20/P/0812/LBC 2 Rose Tree Cottages Lower Norton Lane Kewstoke  
Weston-super-Mare BS22 9YR**

Part-retrospective alterations to front and rear elevation windows to insert timber double glazed units. Timber door to front elevation

**Approved**

**19/P/3179/FUL Land West Of Manor Farm Lower Norton Lane Kewstoke**

Retrospective planning application for the erection of a replacement agricultural building, resurfaced yard area and construction of an access track

Awaiting Decision

**20/P/0796/FUH Norton Lane Kewstoke Weston-super-Mare BS22**

Conversion of garage/barn into holiday let and associated landscaping

Approved

## **7. New Applications**

**20/P/1296/LDP 7 Southside Crescent Kewstoke Weston-super-Mare  
BS22 9UY**

Lawful development certificate for proposed loft conversion to existing residential dwellinghouse with rear elevation dormer roofs.

**Comment:-** The Council did not wish to comment and supports the application

**20/P/1313/FUH Proposed extension of existing loft/dormers to front  
elevation**

40 Beach Road Kewstoke Weston-super-Mare BS22 9UU

**Comment:-** The Council did not wish to comment and supports the application

**20/P/1385/AGA The Hideaway Crookes Lane Kewstoke Weston-super-Mare BS22 9XB**

Prior notification for the erection of a timber barn to store hay and machinery, similar in appearance to the existing barn

**Comment:-** The Council did not wish to comment and takes a neutral view on the application.

**20/P/1381/FUH 9 Sand Road Kewstoke Weston-super-Mare BS22 9UH**

Proposed erection of a veranda to the front elevation and proposed alterations to windows to the front elevation and insertion of a ground floor window to the side.

**Comment:-** The Council did not wish to comment and takes a neutral view on the application.

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**8. Enforcement**

**None**

**9. Other Planning Issues**

The planning Chairman updated the meeting with concerns in relation to a previous application in respect of Ash Tree Caravan Park.

It would appear that the flood defence measures on the Northern Boundary were not in place despite Lodges/Holiday homes being sited, The Clerk had contacted NSDC planning dept and following a site visit it had been deemed that no breach of planning application had been made.

The reason stated was that the flood defence measures only had to be in place once the site was occupied and the Enforcement officer had deemed the site currently unoccupied.

Two further potential breaches of planning application had been registered by the Clerk, one suggesting the site was now occupied and secondly the height at which the lodges had been sited appeared to exceed the planning consent.

The Council is currently awaiting confirmation by NSDC enforcement Officer.

**10. Correspondence**

**None**

Meeting Closed at 8.47 pm

**11. Date of next meeting 3<sup>rd</sup> August 2020**