



Kewstoke Parish Council

“Here to protect the Rural Character and Environment of the Village and to promote Kewstoke as a pleasant place to live”

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Chairman Councillor J.MacDonald

Planning Chairman Councillor R.Adams

Minutes of Kewstoke Parish Council Planning Meeting held on Monday 7th April 2025 which commenced at 8.07pm.

Present

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

In attendance

M.Hardwick **Parish Clerk**

Public Participation

There were no members of the Public in attendance

1. Opening of the meeting

The meeting opened at 8.07pm

2. Apologies for Absence

N.Richards **Liaison Officer**

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 3rd March 2025**

Proposed Cllr Vearncombe

Seconded Cllr Harper

The Chairman called for a show of hands by the Councillors in attendance at the meeting on 3rd March 2025 to indicate their support for the adoption.

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

Cllr Adams raised the question of whether North Somerset Planning should be contacted as this was along outstanding application. It was agreed not to do so.

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

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.

Refused

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

Awaiting Decision

. 25/P/0052/AOC Collum Farm Collum Lane Kewstoke Weston-super-Mare BS22 9YX

Request to discharge condition number 7 (Surface Water Drainage) on application 23/P/0338/FUL

Awaiting Decision.

25/P/0015/TPO 36 Manor Gardens Kewstoke Weston-super-Mare BS22 9XU

T1: Reduce beech by 1.5m

Consent Granted

24/P/2698/FUL Country View Caravan Park Sand Road Kewstoke Weston-super-Mare BS22 9UJ

Proposed extension of existing caravan site to facilitate the creation of 19 additional gravel caravan pitches.

Refused

24/P/2601/FUL Flat 9 Clyntonville Crookes Lane Kewstoke Weston-super-Mare BS22 9XB

Proposed splitting of existing 2-bed ground-floor flat into 2no. 1-bed flats.

Refused

6.New Applications as at 01/04/2025

None

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7. Other Planning Issues

None

8. Enforcement

Cllr Adams confirmed that a meeting had taken place with North Somerset Council Enforcement Department attended by Cllr Adams and the Clerk. A progress update was presented at this meeting on issues at Sand Road Caravan Park, including the results from a recent visit from Enforcement. The situation is ongoing.

It was also agreed that Enforcement would visit Sun Valley Caravan site to ensure all conditions associated with the site license were being adhered to.

Meeting Closed at 8.18pm

9. Date of Next Meeting Tuesday 6th May 2025.