

Planning Chairman's Report June 2021

I will start by reminding fellow Parish Councillors of its mission statement, which is to protect the Rural Character and Environment of the Village from overdevelopment and to promote Kewstoke as a pleasant place to live. With that in mind the Parish Council will try to comment fairly on any application that it is asked to comment on.

One of the largest proposed developments for many years was for a large holiday Park on the edge of the Village adjacent to Lower Norton Lane and Sand Road. This was for 300 or so lodges /caravans and is believed by the Parish Council and many residents to have a significant and overbearing impact on the village .No decision has yet been made even though the application was submitted in May 2018 some 3 years ago.

Another proposed development of great interest was for 20 houses on land off Crookes Lane. The application was refused for a number of reasons, in particular that it was on a flood plain and that it was outside of the Village settlement boundary. Kewstoke being an infill Village, only development within the settlement boundary will be considered and also the land had been allocated /safeguarded for a replacement primary school.

The appellant appealed the decision and a hearing was held at Weston Town Hall later in 2019 where a government Inspector listened to all the evidence. The Parish Council attended and gave their comments. Several weeks later the Inspector came to a decision and upheld the Local Planning Authority's decision to refuse.

A little more recently a proposal for 8 Holiday lodges was submitted on land to the rear of the Commodore/South Sands Hotel, this was subsequently withdrawn by the applicant. The Parish Council raised concerns regarding Highway safety.

There have been several smaller applications for loft conversions and the odd demolition and rebuild which have kept the Parish Council Planning Committee busy.

A request was also made for a formal screening opinion on whether an Environmental Impact Assessment was required to be submitted with an application for the installation of up to 65,000 photovoltaic (PV) panels on Land at Holm Farm and Norton Farm, this land being in the main to the East of Sand Road

I am sure that if an application is submitted for the development it will be of great interest to the whole Parish.

Planning Chairman

Cllr R. Adams.

7/6/2021