

Kewstoke Parish Council
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Chairman Councillor J.MacDonald

Minutes of Kewstoke Parish Council Planning Meeting held at Kewstoke Village Hall on Monday 7th January 2019 which commenced at 8.33pm.

Present R .Adams (Chairman) K. Jenkins. G.Vearncombe N.Whyte T.Horry T.Morris
C.Bates N.Richards (Liaison officer) K.Harper R.Cunningham

Public participation (15 minutes)

6 members of the public attended the meeting with 3 wishing to make comment on behalf of the attendees on planning application **Reference 18/P/5097/FUL**

**Variation of condition no2 on application 17/P/0926/F to allow for a revised site plan based on different size units and different layout.
Rose Tree Caravan Park Lower Norton lane Kewstoke.**

Tony Williams 2 Rose Tree Cottage Lower Norton Lane – Raised the issue that the site layout indicated that the distances between the nearest caravan and the listed building was less than the 25 meters mentioned in the associated application 17/P/0926/F and referred to in the delegated report associated with the same application.

Sandra Kavanagh – 1 Rose Tree Cottage Lower Norton Lane– Raised a concern at the proposed location of rubbish bins so near to her property that it may pose a health risk.

Also a development on an elevated position would be detrimental to the view when entering the village.

Ian Johnson – Grey Gables Lower Norton Lane– raised the issue that the elevated position of the site and in particular the proposed siting of two static caravans near his property would be overbearing and intrusive. A suggestion that screening using fencing on the site may address the issue was discussed.

Drainage issues and associated flood risk was also mentioned,

Opening of the meeting

Meeting opened at 8.33pm

2. Apologies for Absence

Cllr MacDonald

3. Declaration of interests

None

4. Adoption of the minutes of the council meeting of 3rd December 2018

These were adopted with no changes. Proposed Cllr Vearncombe Seconded Cllr.Morris

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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,

N.Richards (Liaison Officer) reported all responses from all interested parties have now been received by the case officer and a decision was imminent

18/P/2423/OUT Land South off Crookes lane Kewstoke

Outline application for the erection of 20no dwelling houses associated matters of access and landscaping.

Appeal has now been lodged but no formal notification as of yet forwarded to the Parish Council

18/P/4229/LDE Caravan at Sand Farm Caravan Site 11 Sand Farm Kewstoke

Certificate of lawful development for the existing use of static caravan for staff accommodation for operational and security reasons

Declined

18/P/4230/LDE Sand Farm Camping And Caravan Site Sand Farm Lane Kewstoke

Certificate of lawful development for the existing use of an area of land for the operational use of the camping and caravan site which falls outside the boundary of the licensed site area

Approved -although area of land applied for was reduced

Ref. No: 18/P/4659/FUL - Norton Farmhouse Lower Norton Lane Kewstoke
Weston-super-Mare BS22 9YR

Proposed change of use of agricultural land to garden land to provide access to and from residential garage.

The Parish Council requested clarification, which was subsequently received, as to which dwelling access had been requested and confirmation of the area relating to change of use which appeared to be excessive.

Revised information was received and subsequently the Parish council offered no comment.

7. New Applications

18/P/5038/FUH 86 Beach Road Kewstoke Weston-super-Mare BS22 9UQ

Roof Conversion from hipped ends to gable ends.

The Parish Council supported this application and wished to offer no comment.

18/P/5097/FUL- Rose Tree Caravan Park Lower Norton lane Kewstoke.

Variation of condition no.2 on application 17/P/0926/F to allow for a revised site plan based on different size units and different layout.

The Council objected and wished the following 4 points to be recorded.

- 1. The variation of condition 2.of application 17/P/0926/F would enlarge the area of land on which holiday homes are sited, bringing them to within approximately 15 metres of Rose Tree Cottage. The Parish Councils view is this would have an overbearing impact on the residents of Rose Tree Cottage, a listed building. A 25 metre distance was mentioned in the delegated report associated with application 17/P/0926/F implying a closer distance was not acceptable.**
- 2. The visual impact of siting large holiday homes on elevated ground close to Lower Norton Lane would have a negative impact on the rural landscape particularly when travelling along Lower Norton lane.**
- 3. The increased area set out in the latest site plan would inevitably lead to additional surface water runoff. In previous application 10/P/0507/F reference was made to balancing ponds to address the issue but do not appear on the latest site plan. A Robust Surface Water management System is required.**

4. There appears to be no satisfactory arrangements for bin collection in particular adequate provision for a lorry turning point.

8. Other Planning Issues

Public Path diversion – land adjacent to ‘Rimbo’crookes lane Kewstoke.

After some discussion it was agreed that the council wished to make no response

9.Enforcement

A list of all outstanding enforcement notices was made available.

10. Correspondence

. *None*

Meeting Closed at 9.15 pm

Date of next meeting February 4th 2019