



## **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](mailto:Parishclerkkewstoke@gmail.com)**

**Chairman Councillor J.MacDonald**

**Planning Chairman Councillor R.Adams**

Minutes of Kewstoke Parish Council Planning Meeting held on Monday 7<sup>th</sup> February 2022 which commenced at 7.58 pm.

Present Cllrs R.Adams ( Chairman), T.Morris, K.Harper. N.Whyte, T.Horry R.Cunningham, G.Vearncombe, R.Buckley, C Bates, J.MacDonald, & K.Jenkins

### **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

## **2. Declaration of interests**

None

## **4. Adoption of the minutes of the Parish Council Planning Meeting on 4<sup>th</sup> January 2022**

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

Proposed Cllr Morris  
Seconded Cllr Bates

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.**

The Chairman referred to a recent Sequential Test document submitted in respect of the application which was felt to contain a number of inaccuracies.

The Clerk under the Chairman's guidance had responded on behalf of the Parish Council accordingly.

The response was read to the Councillors.

**21/P/1430/FUL Manor Farm Business Park Collum Lane Kewstoke**

**BS22 9JL**

Erection of a steel portal framed building for commercial use (E(g)/B2/B8).

### **Awaiting Decision**

**21/P/1801/FUH 56 Beach Road Kewstoke North Somerset BS22 9UP**

Ground floor rear and side extensions and loft extension to dwelling. Loft extension to include balcony to front elevation.

**Awaiting Decision**

**21/P/2823/FUL 11 Sand Farm Lane Kewstoke North Somerset BS22 9UF**

Retrospective application for the change of use of land from agricultural to residential (C3) and erection of a garage/outbuilding including provision of a rolled stone hard standing

**Awaiting decision**

**21/P/2942/FUH 72 Beach Road Kewstoke North Somerset BS22 9UP**

Loft conversion to both house and annex. Raised decking to side elevation, and balcony to front elevation. Erection of caravan garage

**Approved**

**21/P/1362/FUL Land At Collum Farm Collum Lane Kewstoke**

Construction of bunded slurry storage lagoon and carrying out landscaping work and plantings, together with haul road provision

**Awaiting decision**

**21/P/2996/FUH 47 Kewstoke Road Kewstoke North Somerset BS22 9YF**

Proposed extended hard standing to the front of the property.

**Awaiting Decision**

**21/P/3103/FUL . Field North Of 110 Kewstoke Road Kewstoke BS22 9YL**

Change of use of an existing agricultural barn to form holiday let accommodation.

**Awaiting Decision**

**21/P/3395/TRCA 36 Manor Gardens Kewstoke North Somerset BS22 9XU**

T1 - Beech - Crown reduction by 1m

**Comment:** - The Parish Council wishes to take a neutral view and leave the decision to the discretion of the Tree Officer

**Approved**

**7. Other Planning Issues**

The Clerk referred to an email received from a North Worle Councillor requesting the Parish Councils view on the proposed closure of the junction of Lyefield Road and the Queensway.

Following some discussion a view was established.

The Parish Council wished to take a neutral view with regards to restrictions proposed along the section of Lyefield Road between Lower Norton Lane & the Junction of Newtons Road & Collum Lane so long as this did not inconvenience access to land and residential properties.

Action: - Clerk to respond to the Councilor and NSDC.

## **8. Enforcement**

The Clerk referred to an email received from NSDC regarding a number of enforcement issues in response to a request for an update from the Parish Council on progress.

This related to

1. Fence Norton Court Farm
2. Access into Crookes Lane
3. Development on site at property in Lower Norton Lane.
4. Hard standing at Rear of South Sands Hotel

Disappointingly little or no progress had been made and there appeared to be little appetite to progress.

The Chairman reported that a resident had raised an issue with him that they believed an annex to the Hideaway Crookes lane, was being occupied as a separate dwelling by persons not associated with the ownership of the main building and, therefore, not in accordance with planning consent.

**Action:** - Clerk to raise matter with NSDC Enforcement Department.

**The meeting was temporary closed to allow for Public Participation at 8.20pm**

### **Public Participation**

There were 9 members of the public in attendance

It was established that the Public were all in attendance in respect of planning application 21/P/3529/OUT Land off Anson Road Kewstoke

The Chairman read out the Parish Councils Planning & Development Policy KPC0012 and referred to a draft Local Plan, which sets out the North Somerset's

Councils aspirations for long term sustainable growth in appropriate locations, and that for the Parish of Kewstoke this is limited to infill development.

There were a number of questions raised by the public & in particular:-

1. Requesting clarity of the current Village Settlement Boundary
2. An understanding & Explanation of the Village fence &
3. Clarity on how objections could be lodged on the NSDC planning portal.

A local resident indicated that there were a number of inaccuracies in a brochure promoting the site and how they might make the appropriate NSDC case officer aware.

These were addressed by the Chairman Cllr Adams

**. The meeting reopened at 8.40pm**

## **6. New Applications**

### **21/P/3529/OUT Land Off Anson Road Kewstoke**

Outline planning application for a residential development of up to 70no. dwellings and associated infrastructure and landscaping, with access for detailed approval and matters of appearance, scale, layout and landscaping reserved for subsequent approval.

Cllr Horry explained the position with regards an application for outline planning permission. An outline planning application allows for a decision on the general principles of how a site can be developed. Outline planning permission is granted subject to conditions requiring the subsequent approval of one or more 'reserved matters'.

Cllr Horry reiterated that It is important to ensure that the developer has not included anything that could be contentious into the outline application which then may not then be considered under reserved matters (ie. details, layout, boundaries, density, etc).

**Comment** :- Following a well attended Planning Meeting by members of the Public, the Parish Council would like to register its objection for a number of reasons:-

1. The proposed location is outside of the current Village Settlement Boundary as outlined by the "Village Fence" which outlines the areas within the Village where residential development is permitted,

2. NSDC's new Local Plan clearly sets out the Council's aspirations for long term sustainable growth in appropriate locations, and that for the Parish of Kewstoke this is limited to infill development. Local residents are not opposed to all growth, however, this should be done in a planned way, rather than speculatively, to provide certainty and ensure that growth is well planned.
3. The Parish Councils own adopted Development Planning Policy KPC0012 derived from local residents input over a number of years, includes stated requirements in respect of residential developments to achieve residents wishes, in particular:-
  - a. No building should be permitted outside the current settlement boundary as outlined by the "Village Fence"
  - b. Development must not prejudice highway access to the Village
  - c. Land and Buildings safeguarded for existing or planned community facilities must be protected.

It is felt that the proposed development does not meet these requirements

4. The proposed development would generate unacceptable additional levels of traffic placing extra pressure on narrow country lanes providing essential access to the Village of Kewstoke.
5. The proposed development would exasperate the already existing flooding and drainage issues apparent on the part of Lower Norton Lane below and adjacent to the proposed site.
6. The proposed access to & from the site is in close proximity to the proposed Pier to Pier cycleway which follows a route along Lyefield Road and will attract a large number of cyclists, forming a dangerous mix of cyclists and additional motor vehicles. Lower Norton Lane is also used as recreational route used frequently by horse riders.
7. It is felt that light pollution derived from the proposed development would have a detrimental effect on the local bat population.
8. Encouraging potential residents of the proposed site to utilise any newly created wildlife havens would have a detrimental effect on the wildlife attracted to them.

.  
Meeting Closed at 8.55 pm

**9. Date of next Meeting Monday 7th March 2022**