



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 Kewstoke Parish Council Planning Meeting held on Monday 6th October 2025 which commenced at 8.45pm.

Present

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

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 8.45pm

2. Apologies for Absence

N.Richards **Liaison Officer**

Cllr Pilgrim **Unitary Member**
Cllr Williams **Unitary Member**

Cllr Baxter

Cllr Jenkins

3. **Declaration of interests**

Cllr Adams declared an interest in planning Application

**25/P/1166/FUL Sand Bay Farm 116 Beach Road Kewstoke Weston-super-Mare
BS22 9UG**

Proposed erection of an agricultural building for livestock housing and muck storage.

4. **Adoption of the minutes of the Parish Council Planning Meeting of 1st
September 2025**

Proposed Cllr Cunningham
Seconded Cllr Horry

The Chairman called for a show of hands by the Councillors in attendance at the meeting on 1st September 2025 to indicate their support for the adoption.

The 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.

Approved with legal agreement.

Cllr Adams confirmed that the legal agreement was the provision of £20,000 towards a local bus shelter. It was not clear as to where this would be located or if in fact it was to be in the Village.

It was also felt that the Parish Council should have been consulted.

The Clerk was asked to contact North Somerset's planning department for clarification.

Action; - Parish Clerk

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/1027/FUL Land Adjacent To Manor Farm Bungalow Lyefield Road Kewstoke

Erection of 1no. Dwelling house, with associated site access and landscaping works

Awaiting Decision

The Chairman confirmed that an amendment had been made to the original application but it was not considered material and therefore, it was not considered that any further comment was required.

25/P/1166/FUL Sand Bay Farm 116 Beach Road Kewstoke Weston-super-Mare BS22 9UG

Proposed erection of an agricultural building for livestock housing and muck storage.

Awaiting Decision

25/P/1087/FUL Annexe 82 Kewstoke Road Kewstoke Weston-super-Mare BS22 9YH

Change of use from a granny annexe to mixed use as a family annexe or holiday let

Awaiting Decision

25/P/1071/LDP Sand Farm Camping Sand Farm Lane Kewstoke Weston-super-Mare BS22 9UF

Certification of Lawful Development for the use of land for touring caravans occupied as a person's sole or main place of residence.

**Refused – Appeal lodged
Appeal withdrawn**

25/P/0878/FUL Land To The East Of Woodspring Stables Lower Norton Lane Kewstoke

Erection of 1no. polytunnel, 1no. tool shed and 1no. greenhouse for use on agricultural (allotment) activities

Approved

25/P/0586/FUH Grasshays Norton Lane Kewstoke Weston-super-Mare BS22 9YP

Proposed erection of a front extension and loft conversion including the formation of a large rear dormer with attached balcony, installation of 6no. rooflights and fenestration alterations including the replacement of 5no. rear windows with 2no. bi-fold doors.

Approved

25/P/0566/FUH 60 Beach Road Kewstoke Weston-super-Mare BS22 9UP

Proposed enlargement of the existing garage with roof alterations from a flat roof to a gabled roof.

Approved

25/P/1598/FUH 61 Beach Road Kewstoke Weston-super-Mare BS22 9UP

Proposed enlargement to the height and depth of the existing front dormer to include provision of a balcony.

Approved

6.New Applications as at 30/09/2025

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None

7. Other Planning Issues

Reference was made to draft proposals arising from North Somerset Council's Community Governance Review. In particular, the proposal 6.1 to move the Parish Boundary at the Eastern end of Kewstoke, around Anson Road, to align with the Weston Settlement Boundary.

Following some discussion it was felt that this should be opposed and it was agreed that a working group was to meet and respond on behalf of the Parish Council.

Date of meeting Thursday 9th October 7pm at the Village Hall.

A number of leaflets would also be produced and circulated to notify residents, in and around Anson Road, of the proposals and encourage them to respond.

Action: - Cllr MacDonald

8. Enforcement

A further review meeting is to be arranged with North Somerset's Enforcement department.

Action: - Parish Clerk

Meeting Closed at 9.15pm

9. Date of Next Meeting Monday 3rd November 2025.