



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 8th January 2024 which commenced at 8.30pm.

Present

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

In attendance

M.Hardwick **Parish Clerk**

Unitary Members

Cllr Williams

Public Participation

There were 14 members of the Public in attendance.

Two spoke with regards Planning Application **23/P/1439/OUT Land To The North Of Junction Of Lyefield Road And Lower Norton Lane Kewstoke**

Outline application for the erection of up to 75 dwellings and associated works, with access for approval; all other matters of appearance, layout, scale and landscaping reserved for subsequent approval.

A resident close to where the development was proposed addressed the meeting.

Concerns were raised regarding the proposed application with regards to lack of sufficient infrastructure, decimation of wildlife & the removal of existing views. Increased traffic and lack of affordable housing were also raised as concerns.

It was reported that residents living close to the proposed development were against the development

The Clerk confirmed that the matter would be discussed by Councillors at the Planning meeting following the Public Participation session and referenced Policy CS28 of the North Somerset Core Strategy which was believed to apply to this proposed development as it was adjacent to the Weston Town Boundary.

Cllr Williams explained the principle of the application being heard by Committee. The Committee would be made up of elected Councillors who would then take the final decision rather than the Planning Officer. This would not follow the normal process and would require a request by the Parish Council.

Cllr MacDonald confirmed that North Somerset's planning Officer would not attend a Public meeting, should one be called, but would attend a meeting of representatives of the Parish Council and District Councillors to answer any questions raised by residents. These answers would then be relayed back to residents.

1. Opening of the meeting

The meeting opened at 8.30pm

2. Apologies for Absence

N.Richards **Liaison Officer**

Cllr Pilgrim **Unitary Member**

Cllr Jenkins

3. Declaration of interests

None

4. Adoption of the minutes of the Parish Council Planning Meeting of 4th December 2023

The Chairman called for a show of hands by the Councillors in attendance at the meeting on 4th December 2023 to indicate their support for the adoption.

Proposed Cllr Vearncombe

Seconded Cllr Morris

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

22/P/3036/FUL Land Off Elmsley Lane Kewstoke

Installation of groundmount Photovoltaic Units (Solar Panels) together with Transformers, Sub-station and ancillary equipment to create a solar farm producing carbon-free electricity

Awaiting Decision

. 23/P/0735/FUL Norton Farm Lower Norton Lane Kewstoke BS22 9YR

removal of condition 5 (Use as holiday lets only) of permission 99/1883 (Conversion of existing redundant farm buildings to 4no. class B1 light industrial units, 3no. holiday lets) to permit occupation as 3no. unrestricted dwellings (C3 use)

Awaiting Decision

23/P/0338/FUL Collum Farm Collum Lane Kewstoke BS22 9YX

Erection of 3no. agricultural workers dwellings (in lieu of 2no authorised static caravans and 1no. unauthorised static caravan elsewhere on site) together with formation of access, car parking and amenity space

Awaiting Decision

23/P/1835/CQA Building To The South Of Collum Lane Kewstoke

Prior approval for conversion of agricultural building to 1no. dwelling with operational development including the insertion of new windows, doors and rooflights and infilling of openings with blockwork

Prior approval - required and refused

23/P/1968/FUH 16 Beach Road Kewstoke BS22 9UZ

Proposed demolition of existing front conservatory and erection of a single storey extension in place. Proposed roofing alterations including; raising of ridge height with the removal of existing side gable and installation of 6no. rooflights. Subsequent loft conversion and creation of a sheltered balcony at the front elevation

Approved

23/P/2191/FUH 87 Beach Road Kewstoke BS22 9UQ

. Proposed removal of existing dormers, hip to gable roof conversion with raised ridge height. Erection of 2no. new dormers at the East and West elevations, including the creation of a balcony at the West elevation. Installation of 3no. Rooflights

Approved

23/P/2344/LDP Sand Farm Caravan Site Sand Farm Lane Kewstoke North Somerset

Certificate of lawfulness for the proposed use of the land as a caravan site .

Awaiting Decision

23/P/2487/AGA Collum Farm Collum Lane Kewstoke North Somerset BS22 9YX

Application to determine if prior approval is required for the proposed erection of 3no. detached fodder buildings for the storage of covered on farm produced fodder/maize silage.

Awaiting Decision

23/P/2495/FUL Land At St Thomas Head North East Of Woodspring Priory Sand Point Kewstoke BS22 9YU

Erection of a bird hide and observational shelter and associated fencing, to be built on the existing raised concrete platform.

Awaiting Decision

23/P/2546/CM2A 1 Kewstoke Road Kewstoke

Prior approval application for change use of building from Use Class E (Commercial, Business and Service) to 1no.dwelling (Use Class C3)

Awaiting Decision

6.New Applications as at 31/12/2023

23/P/2693/FUH 40 Beach Road Kewstoke BS22 9UU

Proposed extension of existing dormers and replacement patio doors to the front elevation.

Comment:- The Council has no objections and wishes to make no further comment.

23/P/1439/OUT Land To The North Of Junction Of Lyefield Road And Lower Norton Lane Kewstoke

Outline application for the erection of up to 75 dwellings and associated works, with access for approval; all other matters of appearance, layout, scale and landscaping reserved for subsequent approval.

The Meeting was temporary closed at 8.45pm to allow discussions with a member of the public in respect of this application.
The meeting was then reopened at 8.50pm.

It was agreed to hold a Public Meeting to allow residents to express their views and enable questions to be referred to NSC Planning Officer for a response..

Comment: - The Parish Council objects to this application as it believes the development would fail to meet or agree with, in particular 7 criteria, set out in Policy CS28 of the adopted North Somerset Core Strategy which we believe is the most relevant policy appropriate to regard in arriving at a decision for this particular development..

These are:-

New development proposals at Weston -Super-Mare with or adjoining the settlement boundary should take into account the following objectives;-

1. Support the focus of the town centre as the location for higher order facilities and services, including retail, tourism and leisure opportunities;
2. Support existing community hubs of local retailing and other services located within the town;
3. Respect the characteristic heritage of Weston-Super-Mare;
4. Provide high quality design;
5. Support the enhancement of its green infrastructure and biodiversity, including the ridges and hinterland to the north and south, the woodland areas, the rhyes network, and the seafront;
6. Improve accessibility within Weston-Super-Mare by walking, cycling and public transport, particularly where they enhance connectivity with, for example, local facilities, service centres', the town centre and seafront and do not lead to significant adverse impacts on the transport network; and
7. Ensure that services and infrastructure are adequate to support the development,

Acknowledging that the core strategy is currently deemed to be out of date, the proposals are also contrary to the National Planning Policy Framework (NPPF)

NPPF paragraph 11d) ii requires decision makers to consider the harm a development would cause and the benefits it may bring.

NPPF paragraph 11d ii states any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

In this case the adverse impacts of this proposal would significantly and demonstrably outweigh the benefits

The Parish council would also refer to section 4.19 of the core strategy which highlights a jobs to home ratio which is believed would not be met by this development.

It is also relevant to note that all the issues concerning these requirements, is the cumulative effect of an additional 75 houses in very close proximity to a recently approved outline planning application, "land off Anson Road ". All the issues highlighted here and made by residents would be exacerbated by further additional houses. Please note the Parish Council is seeking additional advice regarding this planning application and would seek to have an opportunity to comment further at a later date, when this advice is forthcoming. .

23/P/2802/TPO 36 Manor Gardens Kewstoke BS22 9XU

T1: Reduce beech tree by 1.5m and maintain the shape

Comment:- The Council wishes to take a neutral view and leave the decision to the North Somerset Councils Tree Officer.

7. Other Planning Issues

None

8. Enforcement

The Clerk reported that a Breach of condition (9) in respect of planning application 21/P3529/OUT - Land Off Anson Road . (Permission was granted on condition of retention of hedgerow) appeared to have taken occurred. This has now been reported to NSC Enforcement Department.

Meeting Closed at 9.09pm

9. Date of Next Meeting Monday 5th February 2024.