



Kewstoke Parish Council

“Here to protect the Rural Character and Environment of the Village and to promote Kewstoke as a pleasant place to live”

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Chairman Councillor J.MacDonald

Planning Chairman Councillor R.Adams

Minutes of Kewstoke Parish Council Planning Meeting held on Monday 7th November 2022 which commenced at 8.08 pm.

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

In attendance

M.Hardwick **Parish Clerk**

Unitary members

Cllr Willis

Cllr Pilgrim

Public Participation

There were four members of the Public present.

1. Opening of the meeting

The meeting opened at 8.08pm

2. Apologies for Absence

N.Richards **Liaison Officer**

Cllr Jenkins
Cllr Bates
Cllr Cunningham

3. Declaration of interests

None

4. Adoption of the minutes of the Parish Council Planning Meeting of 3rd October 2022

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

Proposed Cllr Morris
Seconded Cllr Vearncombe

Vote was unanimous

7. 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

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

Awaiting Decision

Cllr Adams (Chairman) updated the meeting in respect of a recent public meeting where a unanimous vote indicated that there was a wish for the

Parish Council to request through the District Councillors that the decision in respect of this application should be made by Committee rather than a Planning Officer.

Cllr Adams also referenced an email from a resident of Kewstoke Road with regards to concerns as to traffic safety which might arise if this application was successful.

After some discussion it was proposed by Cllr Adams that the Parish Council Planning Committee formally ask the Unitary Members, Cllr Pilgrim and Cllr Willis to request that the decision on this application is heard by Committee.

The reasons were outlined as:-

The Parish Council believes that the proposal is contrary to Policy CS28 of the adopted North Somerset Core Strategy.

Policy CS28 sets out 7 objectives that new development proposals should take into account. This development would fail to accord with these objectives.

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 rhynes 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 centers', 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

Proposed Cllr Adams
Seconded Cllr MacDonald

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

Agreed unanimously

Further detailed objections in the context of the 7 objectives would be agreed once it was confirmed that the application would be called to Committee.

Action: - Clerk to make formal request to Unitary Members.

22/P/0866/LDE Karibu Lower Norton Lane Kewstoke North Somerset BS22 9XW

Certificate of Lawfulness for the use of land as amenity space as part of the existing garden.

Approved

22/P/2082/LBC 2 Rose Tree Cottages Lower Norton Lane Kewstoke North Somerset BS22 9YR

Listed building consent for the proposed erection of a single storey side extension.

Awaiting Decision

22/P/2081/FUH 2 Rose Tree Cottages Lower Norton Lane Kewstoke North Somerset BS22 9YR

Proposed erection of a single storey side extension

Awaiting Decision

22/P/1922/FUL 108 Kewstoke Road Kewstoke North Somerset BS22 9YL

Retrospective application for the erection of a detached double garage in the front garden area. Change of use of strip of land to the side/front of the dwelling to garden land and associated landscaping works including the installation of a new pedestrian access to the dwelling from the highway (Kewstoke Road).

Approved

22/P/1751/LDE 11 Sand Farm Lane Kewstoke North Somerset BS22 9UF

Certificate of Lawfulness for the exiting use of land shown edged in green for agricultural use and the existing use of land shown edged red as residential curtilage.

Awaiting Decision

22/P/2221/AOC 46 Beach Road Kewstoke Weston-super-Mare BS22 9UU

Discharge of Conditions 6 (Landscaping), 8 (Drainage), 9 (Renewable Energy), 11 (External Materials) and 12 (Ecology) from application 19/P/1381/FUL.

Awaiting Decision

22/P/2163/FUH 32 Beach Road Kewstoke BS22 9UU

Proposed erection of a single storey rear extension, expansion of existing first floor dormer and installation of a balcony and 1no. Skylight.

Awaiting Decision

22/P/2111/FUH 38 Beach Road Kewstoke North Somerset BS22 9UU

Proposed extension of the existing dormer on the West elevation and provision of balcony above existing flat roof. Installation of new doors and windows to the West and South Elevations

Awaiting Decision

22/P/2099/FUL Norton Farm Lower Norton Lane Kewstoke BS22 9YR

Removal of Condition 5 (Use as holiday lets only) on approval 99/1883
(Conversion of redundant farm buildings to 4No. 'B1' light industrial units and
3No. holiday lets) to allow use as 3no.residential dwellings

Awaiting Decision

This was a late addition to the planning applications for September where a response was required before the next Parish Council meeting. Cllr. Adams (Chair) Cllr Buckley(vice Chair) and the clerk arranged a meeting and produced a recommended Parish Councils response.

This was circulated to Councillors and agreed.

Comment:-

The Parish Council objects to the application for the removal of condition 5 in respect of the original application 99/1883 which permitted the conversion of redundant farm buildings to 4 light industrial units and 3 holiday lets.

The removal of the condition would allow for permanent dwelling houses at the site which is contrary to NSC planning policy DM43 of the North Somerset Sites and Policies Plan (part1), Policy CS33 of the North Somerset Core strategy and Paragraph 55 of the National Planning Policy Framework.

These were referenced in a similar planning application 17/P/1821/F which is in close proximity to the site and was refused.

The grounds for refusal was that the proposed conversion of a garage to a residential annex would be tantamount to the creation of a separate residential unit, which would be located in open countryside outside the settlement boundary, where it is established policy of the Council to resist new development unless there is an essential need for the dwelling for a rural use such as an agricultural worker. The proposed dwelling would therefore constitute an unsustainable form of development contrary to the policies outlined above.

6. New Applications as at 31/10/2022

22/P/2608/FUH St Valery Crookes Lane Kewstoke BS22 9XL

Proposed demolition of existing conservatory and erection of a single storey extension with a dual pitch roof. Internal structural alterations to existing dwelling.

Comment: - The Council wished to support the application and offer no further comment.

22/P/2203/FUL 2 Kewstoke Road Kewstoke BS22 9YD

Change of use of existing ground floor cafe/restaurant with first floor ancillary accommodation to 1 no. dwelling

Comment: - The Council wished to support the application noting that the car park opposite should remain in public ownership and all signage relating to parking to be removed..

Meeting Closed at 8.37 pm

9. Date of next Meeting Monday 5th December 2022