



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 5th December 2022 which commenced at 8.23 pm.

Present Cllrs R.Adams (Chairman), K.Harper, C.Bates, T.Horry, N.Whyte, R. Cunnngham & T.Morris.

In attendance

M.Hardwick **Parish Clerk**

Public Participation

1. Opening of the meeting

The meeting opened at 8.23pm

2. Apologies for Absence

N.Richards **Liaison Officer**

Cllr Pilgrim **Unitary Member**

Cllr Willis **Unitary Member**

Cllr Jenkins
Cllr MacDonald
Cllr Buckley
Cllr Vearncombe

3. Declaration of interests

None

4. Adoption of the minutes of the Parish Council Planning Meeting of 7th November 2022

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

Proposed Cllr Whyte
Seconded Cllr Harper

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

The Chairman reported that further comments in response to a consultation report in respect of the above application 18/83275/FUL ,had been made on behalf of the Parish Council:-

Kewstoke Parish Council would like to comment on the recent Flood Risk Assessment commissioned by the applicant and submitted by Andy Clay Consulting in June 2022.

It is interesting to note that the Consultants have stated that they cannot be held responsible for any inaccuracies in their report.

2.6 There is no dense hedge row on the Northern boundary of the site, only the boundary hedges on the Northern side of Sand Road owned and maintained by Country View Holiday Park on the opposite side of Sand Road. Thus there can be no guarantee that the hedge will permanently be in place to provide screening. .

2.8 The Parish Council has previously commented on the claim that there is a continuous pavement to the Beach. There is no safe pedestrian link to the beach as

there is currently no pavement or continuous footpath.

2.34 The Parish Council understands that there are no long term plans to raise the flood defenses at Sand Bay only a commitment to maintain the existing defenses that are currently in place. This would mean in the long term the threat of flooding will only increase with predicted rises in sea level.

5.11 Raising ground levels and the building of a bund around the proposed site would remove approx 19 hectares of flood plain from the area thus increasing the flood risk to property in the local area.

It is proposed to construct an attenuation basin to control surface water within the site, the Parish Council questions this, as on a number of occasions between 2000 & 2012 Kewstoke Rhyne has been for several days very close to the surface of Sand Road in prolonged periods of heavy rain. The existing alleviation basin would therefore not have the capacity to take additional surface water discharged as proposed.

6.31 The Parish Council is concerned that if the adjacent Rhynes fail for any reason what might happen in the event of an overflow from behind the raised perimeter.

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

The Chairman reported that a response outlining objections to the application was in the process of being drafted as the Planning Application had been successfully called to committee.

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.

Refused

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

Proposed erection of a single storey side extension

Refused

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.

Approved

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

Approved

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

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.

Awaiting Decision

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 1no. Dwelling

Approved

6. New Applications as at 30/11/2022

**22/P/2578/FUL Ash Tree Holiday Home Park Lower Norton Lane
Kewstoke BS22 9YR**

Stationing of a Wardens lodge at existing holiday Home Park

Comment: - The Council wished to take a neutral position whilst suggesting that it felt an existing wardens Lodge was already on the site.

7.Other Planning Issues

Base Station upgrade

The Chairman referred to a proposal by Cornerstone Services Company to upgrade the radio base station at Bean Field, Lower Norton Lane, to improve the service provision for vodaphone which sought the Parish Councils views before proceeding with the works.

After a short discussion it was agreed that the Council did not wish to offer any comment.

8.. Enforcement

Ash Tree Caravan park

The Chairman reported that he had been made aware that part of the land inside the northern boundary was being raised resulting in loss of land that would otherwise be used as part of the water storage capacity. In effect diminishing the water storage capacity of the land,.

This had previously been reported to the Lead Flood Risk Officer at North Somerset Council, and a follow up email had been sent by the Clerk including reference to the storage tanks which had still to be installed.

9. Date of Next Meeting Tuesday 3rd January 2023.