

Kewstoke Parish Council

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Chairman: Councillor Mr.T Horry

Minutes of the Kewstoke Parish Council Planning Committee held at the Kewstoke Village Hall on Monday the 2nd July 2012 commencing at the conclusion of the Parish Council Meeting at approximately 9pm Colin Hill Clerk

Present: Councillors R Adams (Chairman), T Horry, K Harper, T Morris, R Pearson, N Whyte, J MacDonald, C Bates and D Jolley,
Clerk Colin Hill
Ian Porter Unitary Member

Public Participation

Mr and Mrs Byrnt spoke on application 12/P/1138/F

In the first instance they wished to state that they were not against the farming business but had concern for the need of these cottages when they understood planning had been given for the conversion of a barn for agricultural workers in the form of two, two bed residents under planning application 98/0977 To add to this two mobile homes were also occupied on the curtilage of the site. On the basis of this, this could be six possible agricultural workers and their families and vehicles etc in a hamlet of originally four properties

The other issue was the state of the road to the properties and business which in some sections was private and residents were expected to meet at least part of the bill due to damage by heavy milk tankers which go by as early as 4am.

1. Opening of the Meeting

9-35pm

2. Apologies for Absence

Cllr C Thomas and M Ray

3. Declarations Of Interest

None

4. To Approve the Minutes of the Parish Planning Committee held on July 2nd 2012

These were approved with no changes

5. Matters Arising as a matter of report.

None

6. Update of Previous Applications

12/P/0976/F Land off Elmsley Lane, Kewstoke

Applicant Mr & Mrs.Allsworth Rimbo, Crookes Lane, Kewstoke

Application to erect a new stable and impliment /feed store building and retention of existing field shelter

Refused

12/P/0945/F East Beauchamp, Norton lane, Kewstoke

Applicant Mr & Mrs Banks

Erection of a single storey extension and creation of a first floor roof terrace

Granted

7. New Applications

12/P/1138/F Land off Collum Lane ,Kewstoke

Applicant H.J Bolt & Son

Erection of two agricultural workers dwellings

The Chairman opened the debate by stating that the Council would want to support farming in the area provided the needs were genuine. Having heard the comments from the residents who live in the area he felt clarification was needed to justify the building of two agricultural bungalows in relation to other available accommodation on the site.

Cllr Horry was of the opinion that if application 98/0977 was for agricultural workers was there a need for the cottages. Are the two mobile homes temporary, are they legal, who lives in them and are they to be removed. In his opinion these questions needed to be answered before the Council could support such an application

Councillors agreed and the Clerk was instructed to make these points to the Planning Officer

The issue of the road usage was thought to be determined when the application for the major cow milking parlour was granted. There was some doubt as to whether it was ever considered. The Clerk will make these points to the Planning Officer.

12/P/1119/F Land at Sand Point off Beach Road ,North of Holm Cottage, Kewstoke.

Applicant Mr S Disney

Creation of a new vehicular access off Beach Road into field following demolition of a section of wall.

Erection of a post and railfencing and metal gate

Provided that the highway department were happy with splays etc the Council offers no objection.

12/P/1135/F Field to North of 110 Kewstoke Road ,Kewstoke

Applicant Mr D Thomas

Change of use from agricultural to equestrian with erection of stable block,brd/store, fencing and enlarged access with construction of hardstanding area along frontage of field (part retrospective)

The site is on a slope which has visibility from great distances and both buildings would be a major intrusion on the rural landscape.

No justification has been made for the agricultural barn . The applicant to the Councils knowledge is not a farmer .

In relation to the stables once again it is for four stables off a road that offers little protection to animals or motorists which is a highly used rat run from Worle to Weston and is regularly congested and has few passing places. The Councils view is that land set of the Kewstoke Road is virtually all unsuitable for equestrian use and land owners if they buy or own such land should consider these implications before setting out on such ventures without the necessary permissions

The Council wish to strongly urge NSDC to refuse this application.

8. Other Planning Issues

None

9.Enforcement

New Access to field just past Rose Tree Caravan Park- being investigated

The Council and residents have expressed their concern over this access which has no permissions

Cllr Porter has been asked to monitor the situation

10. Correspondence

None

11. Date of next Meeting Monday September 3rd 2012

Meeting closed at 10-15pm