

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 29th July 2013 commencing at the conclusion of the Parish Council Meeting

Colin Hill Clerk

Present: Councillors R Adams (Chairman), T Horry, K Harper, G Vearncombe, R Pearson, J MacDonald

Clerk Colin Hill

Mr and Mrs Beverage (part)

Mrs J Hill (5mins)

Public Participation

Taken in front of the application

1. Opening of the Meeting

Meeting opened t 7-04pm

2. Apologies for Absence

Cllrs C Thomas, D Jolley, T Morris and C Bates,

3. Declarations of Interests

Cllr Adams declared a prejudicial interest in agenda item 13/P/1148/F vacated the Chairman's role and took no part in the debate or vote.

Cllr Adams declared an interest in Agenda item 13.P/0893/F

Cllr Harper declared a prejudicial interest in agenda item 13/P/1252/F and took no part in the debate or vote

Cllrs Horry, and Harper declared an interest as Village Hall Committee Members in agenda item 13/P/1253/PDA

Cllr MacDonald declared an interest in agenda item 13/P/1253/PDA as he lived opposite the site

(The Clerk advised that in relation to 13/P/1253/PDA no Councillor had a relevant interest.)

4. To Approve the Minutes of the Parish Planning Committee held on July 1st 2013

These were approved with no changes.

5. Matters Arising as a matter of report.

None not agenda items

6. Update of Previous Applications

None

7. New Applications

13/P/1081/F 1, Victoria Cottages, Crookes Lane, Kewstoke

Applicant Mrs J Hill

Erection of a front and side single storey extension

Mrs Betherage spoke against the application.

Mrs Betherage told the meeting that this row of cottages was unique and were some of the oldest residencies in Kewstoke. It was picture postcard row and had symmetry and character. She quoted as an example the removal of a chimney stack would affect the continuous line of the terrace.

The breaking of the aged wall to create a parking space will also affect the character as well as cause a possible flash flood situation.

The present extension with its sloping roof does not impede on the access to light to her cottage which is Orchard Cottage, Crookes Lane, however the new extension would virtually block it out.

It is recognised that an interior change to the bathroom situation is desirable and with some more imagination and sympathy to the building this could be achieved.

A debate took place with photographic evidence going back nearly 100 years.

Councillors were concerned that the changes would be detrimental to the street scene and was considered over development and out of character with the row of cottages.

They would urge rejection but hoped the applicant and the architect could come up with a more sympathetic plan to upgrade the cottage

13/P/0893/F Sand Farm, 11 Sand Farm Lane, Kewstoke

Applicant Mrs C Bates.

Change of use of land for use of caravan site for use all year

The Parish took into account the objections to this application.

The Parish had objected to the extended operating hours of other sites in Kewstoke over the last 2 years. They have been granted as guidelines have changed to allow operation of this nature all the year round.

The Council debated the issue and felt it could not discriminate against the site. It also felt that the likely amount of extra traffic in the lane would be small.

13/P/1109/F Stable Cottage, Lower Norton Lane, Kewstoke

Applicant Manor Farm Cattery c/o Mrs M Eagland.

Erection of new cattery building to extend existing cattery business

The Council were aware of a listed building near by but as no objections had been received or no conservation report was available it considers the business to be suitable for a rural area, therefore the Council offers no objection

13/P/1148/F 118 Beach Road, Kewstoke.

Applicant Mrs S Gardener

Erection of 1no. two storey dwelling with associated parking and new access on to Beach Road

The Council acknowledged that the applicant had put great emphasis on energy conservation and the best use of light and had designed the house in a modern imaginative manner however once presented to the street scene it looked totally out of character. Although all the roofs are different in the row of houses, all are presented to a degree facing roadside. This roof is side on and looks out of character.

The vote for rejection was unanimous.

13/P/1157/F West Beauchamp, Norton Lane, Kewstoke.

Applicant Mr N Goodwin and Mrs N Morris

Erection of a single storey flat roof extension following demolition of existing rear single storey flat roof extension and erection of a two storey pitch roof side extension

No comments

13/P/117/TPO 4, Stratton Lane, Kewstoke

Applicant Mr K Bradley

T1 -Sycamore -Fell T2 -Sycamore-Fell

Unless these trees are dangerous or diseased the Parish Council would like them to remain

Trees near the seashore at Kewstoke are a premium to the village.

13/P/1252/F 22, Sand Road Kewstoke

Applicant Mr & Mrs James

Increase in roof height to provide first floor living accommodation with 2 no dormer windows to front elevation and a rear conservatory

Cllr Harper took no part in the debate or vote

The Council considered the previous amended plans under application 259 with the new proposed plan

It is the view of the Council that little has changed and this is still seen as over development within a line of bungalows. This will have a detrimental effect on the street scene.

13/P/1253/PDA Land West of Kewstoke Village Hall, Crookes Lane, Kewstoke

Applicant Mr T Simon

Erection of an agricultural building for storage of hay and agricultural machinery

The Council makes the point that PDA applications should be in the spirit of the planning law for the farming community and whether small organisations that could be considered not farming complies for this type of application.

8. Other Planning Issues

Letter sent to Inspector

Re- Appeal APP/D0121/C/13/2198547

Land adjacent to Karabu, Lower Norton Lane, Kewstoke, WSM. N-Somerset

Appellant Mr Bowen

Kewstoke Parish Council has been concerned about this development from its original application (05/P/3102/F) in 2005 for a change of use from agricultural to equestrian with a stable block.

The site sits outside the “Village fence” on the gateway to the village on its most prominent entry. The Council is very keen to protect its village fence to maintain the very rural natural environment which gives the village its charm and appeal.

It was this Parish Council who originally objected to the original positioning of the stables and to the block wall build.

Eventually the stables were re-sited (08/P/2189/F) to try, we understood, to lessen the impact to the rural scene of the village gateway. The Council view at that time having taken

advice was that only stables could be permitted on the site as virtually anything else would contravene planning policies.

Revised and retrospective application (08/P/2189) was refused when under construction. It became obvious to the Parish that the stables resembled a house more than stables and informed the Local Authority. The Council became suspicious as there appeared to be regularly overnight parking of vans on a regular basis.

The applicant was made by the Local Authority to revert to the original plans. Mr Bowen's original application in 2005 eventually came to realism for use in late 2009 under revised application (09/P/0927/F)

The Parish Councillors have kept a close eye on the premises and it has only been very recently that there has been evidence of a small horse being housed in the stables on the site but there is no evidence of the horse either grazing or using the paddock. The paddock resembles a lawn more than a horse usage grazing or exercise area.

9.Enforcement

The Clerk read out a list of Enforcement cases presently on file

10. Correspondence

None

11. Date of next Meeting Monday 12th August 2013