

## **Kewstoke Parish Council**

Clerk to the Council: Colin Hill

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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 7<sup>th</sup> January 2013 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, D Jolley, J MacDonald, R Pearson and C Thomas

Clerk Colin Hill

Member of the Public Mr Evely

#### **Public Participation**

None

#### **1. Opening of the Meeting**

**Meeting opened at 8-50pm**

#### **2. Apologies for absence**

Cllr Bates

Cllr I Porter Unitary Member

#### **3. Declarations of Interests**

**Cllr Adams -Prejudicial Interest item 7/ 12/P/2117/F**

#### **4. To Approve the Minutes of the Parish Planning Committee held on December 3rd 2012**

**Approved with no changes**

#### **5. Matters Arising as a matter of report.**

None

#### **6. Update of Previous Applications**

**12/P/2042/EIA1 Land at Collum Farm, Collum Lane, Kewstoke**

**Right Road Renewables, Athy, Co Kildare, Ireland**

Request for a screening opinion as to whether an Environment Impact Assessment is required for the erection of a single wind turbine on land at Collum Farm

This is not a Planning Application.

The proposal does not need an Environmental Impact Assessment

**12/P/1802/F 3, Sand Farm lane, Kewstoke**

**Applicant Mr M Antoine**

Change of use of existing garage block to residential use as a granny annexe

Granted

**12/P/1880/F Maple View, 2, Ardnave Park, Kewstoke**

**Applicant Mr T Taylor**

Erection of a conservatory

Granted

**12/P/1989/F 98 Beach Road, Kewstoke**

**Applicant Mr P Crane**

Extend roof to create first floor living space. Create dormer window to rear elevation and a dormer window and balcony to front elevation

Refused

**7. New Applications**

**12/P/2117/F 118, Beach Road, Kewstoke**

**Applicant Mr & Mrs Gauci**

Erection of a two storey side extension to include a dormer window to the front and rear elevation and a first floor balcony to the rear elevation. Erection of a rear conservatory and a first floor window to side elevation

Kewstoke Parish Council has always considered this site so near to an SSI and following a row of bungalows to be unsuitable for houses however it reluctantly had to agree to two small housing plots. Since then the owner has sought to elevate the property to an out of scale development of a large detached house out of keeping with the street scene and not as it is shown in the applicants proposed street scene

The other concern is that the extension will virtually abut a track used extensively as an access to the only remaining dairy herd farm in Kewstoke which has been in operation for some 300 plus years. This track is liable to heavy goods vehicles using it like feedstuffs lorries and milk tankers and is susceptible to heavy flooding.

The Councils view is that this is over development of the site and should be refused

**12/P/2134/LDE Karibu, Lower Norton lane, Kewstoke**

**Certificate of lawfulness for existing use of annex and associated garden area as dwelling house and associated garden land**

The Council had difficulty firstly understanding which part of the site this application related to as the applicants drawing is unhelpful and the site has been the venue for numerous applications in a bit by bit building regime. The Parish Council has made the assumption that it relates to the planning permission of 05/P/0128/F and if that is so it was granted on the condition it was **NOT** to be a dwelling house. By the position of the house it would be impossible for Councillors to know about occupation and it has not had site of any sworn statements to know if any local person knows the purported occupants. If as the applicant is to have us believe that it has been in full occupation for 4 years or more then we presume a cross reference with Council Tax payments would offer proof or a cross reference to another Council to check if the named occupants had paid in other places. The Council is of the opinion that absolute proof should be required in any such case to relieve a condition such as this is vital otherwise it makes a mockery of the process.

**8. Other Planning Issues**

Noted

**9. Enforcement**

List of actioned enforcements and their status

Noted

**10. Correspondence**

None

**11. Date of next Meeting Monday February 4<sup>th</sup> 2013**

Meeting Closed at 9-50pm

