

## **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 the 3rd September 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, N Whyte, J MacDonald, C Bates and D Jolley and C Thomas

Clerk Colin Hill

Ian Porter Unitary Member

#### **Public Participation**

None

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

**The meeting opened at 8-50pm**

#### **2. Apologies for Absence**

Cllrs Pearson and M Ray

#### **3. Declarations Of Interest**

None

#### **4. To Approve the Minutes of the Parish Planning Committee held on August 6th 2012**

These were approved with no changes

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

None

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

**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 rail fencing and metal gate

**Granted**

**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,bed/store, fencing and enlarged access with construction of hardstanding area along frontage of field (part retrospective)

**Refused**

## **7. New Applications**

### **12/P/1338/F Karibu, Lower Norton Lane, Kewstoke**

#### **Applicant Mr L Bowen**

Extension of residential Curtilage

The original application for stables was a change from agriculture to equestrian which for a site outside the village fence was permissible but not desirable to the Parish Council.

This application is to bring the stables into some form of residential use although the applicant is very vague as to its use. In the opinion of the Parish the site has never been used for horse or equestrian use since the building of the stables. No Councillor has ever seen a horse in the paddock.

If this application was to go from Agricultural use to consist of a residential use building outside the village fence then the Parish would strenuously object, therefore if the applicant wants to bring the paddock into the curtilage of the house then the stables should be removed. If the stables remain then the paddock should remain a paddock.

### **12/P/1291/F Carefree Holiday Park, 12 Beach Road, Kewstoke**

#### **Applicant Mrs C Richardson**

Removal of Variation of condition 4 of 1370/74-(erection of 5 no holiday units and 1 no dwelling) to allow for permanent residency of 5 no units

It Appears the Council is being asked to remove a variation which would lead to residential use on the same basis as a house.

The Parish is very keen to keep the balance of available accommodation for visitors within the village and therefore opposes this application as it stands as permanent residency would remove that option

### **12/P/1293/F 75 Cliff Road, Kewstoke**

#### **Applicant Mr B Land**

Retrospective application for the erection of a raised terrace

No Comments

### **12/P/1302/P 40, Kewstoke Road, Kewstoke**

#### **Applicant Mr A Davidson**

Erection of a two storey side extension to each side and a single storey extension with a balcony at first floor level with external stair case

The Council examined this application in as much detail as sketch plans could allow.

The houses either side it was accepted had been allowed extended development however the scale and mass of this development lead the Council to recommend refusal on the basis of over development of the site.

The major concern was the east elevation which the Council believe would result in overlooking the adjacent property as well as a decking section and a high wall/fence that has appeared recently that appears not to be part of the application.

## **8. Other Planning Issues**

New Access to field just past Rose Tree Caravan Park

This entrance has been forcibly blocked up by NSDC due to highway danger.

The Council expressed their appreciation of the Unitary Member Cllr Porter for his strong stance and diligent action. The owner of the land has been written to about the issue of re- instatement

### **Neighbourhood Plan for Kewstoke**

The Clerk raised the issue as he felt that Councillors should consider whether a plan could be good for the village. He expressed his concern about issues that are ongoing such as equestrian use, caravan licensing changes, Rhine management and others.

A debate took place about the merits and disadvantages of such a plan.

The work involved would be extensive and public agreement would have to be sought.

It was decided in the first instance to look at other parishes who were engaged in such plans and talk to them and report back

Cllrs Horry, MacDonald and Adams expressed an interest in the issue.

### **9.Enforcement**

None

### **10. Correspondence**

None

### **11. Date of next Meeting Monday October 1st 2012**