

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 September 2nd 2013 commencing at the conclusion of the Parish Council Meeting

Colin Hill Clerk

Present: Councillors R Adams (Chairman), T Horry, K Harper, R Pearson, J MacDonald, C Bates, N Whyte, T Morris, D Jolley and C Thomas

Clerk Colin Hill

6 Member of the Public

Public Participation

this was taken in front of the relevant planning application

1. Opening of the Meeting

Meeting opened at 8-20pm

2. Apologies for Absence

Cllr I Porter and Cllr G Vearncombe,

3. Declarations of Interests

Cllr D Jolley declared a personal and prejudicial interest in application 12/P/2058/F left the room and took no part in the debate

4. To Approve the Minutes of the Parish Planning Committee held on August 12th 2013

The minutes were approved with no changes

5. Matters Arising as a matter of report.

None not agenda items

6. Update of Previous Applications

13/P/0610/F Land to the North of Manor Farm, Collum Lane, Kewstoke

Applicant Mr A Gunningham

Erection of a 50m high temporary anemometer mast

Granted with conditions

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

Granted

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

Granted

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

Granted

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

Applicant Mrs C Bates

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

This application has been withdrawn

7.New Applications

12/P/2058/F 37, Beach Road ,Kewstoke

Applicant Mr & Mrs R Bradley

Proposed demolition of existing bungalow and erection of 4No dwellings

(Amended Plans)

Public Participation

6 residents attended the meeting all living close to the application site

Mr N Bowen of 3,Stratton lane spoke first

He contended that the reduction in size was relatively small and it would still impact on the street scene. It was in his and neighbours opinion still far to big for the size of the plot. It removes natural sea defences and habitat, there would be a loss of privacy by the nature of some balconies and the visual appearance was not realistic with the street scene of mainly bungalows.

Mrs N Bowen was concerned about highway safety of even more vehicles going onto beach road and her opinion that some of the drawings had blurred boundary lines and in fact the distances between other peoples property and the site were not accurate

Mr Richard Mercieca of 1 Stratton Lane also representing residents of 39 Beach Road informed the meeting that the roof lines are not the same as other properties. He quoted that the present properties were 14.91 metres and the proposed were 15.78 metres

Mr Gallier and Mrs Tempan along with Mrs Wendy Mercieca all spoke on similar lines

There was general concern that reports were now removed from the website,they were of the opinion that the planning Officer had not visited the site or would not answer e-mails.

A discussion took place among Councillors about the relevant points. The accuracy of the plans concerned Councillors and it was decided to visit the site with a small delegation to grasp the issues. The Clerk will contact the Officer to ask for a delay in the decision, making time to allow the Parish to investigate residents concerns.

Final submission to NSDC Planning department

This is the second time this application has come before the Parish Council.

The Council considered the apartment/flat approach to the frontage of Beach Road contrary to its street scene effect and has always opposed such applications.

It has accepted that in some cases it has been unavoidable however this site has unusual aspects which make it special particularly the low level bungalow and the major sea defence bunds.

It is understood the same land owner/developer built the detached houses behind called Stratton Lane and these houses fetched premium prices because of their character in using all natural means for light and energy conservation.

This building if allowed will clearly affect the light into No. 1 and 3 Stratton Lane. This will be into

the one area (sea facing) which is a major feature of those houses.

In relation to the garage to be built off the entrance from Stratton Lane this will require the removal of part of one of the sea defence buns.

The Council is aware of documentation that prevents these bunds from being removed which forms part of deeds.

The bund which forms the perimeter of No 3 Stratton Close has a badger set in its core and close to where excavation will need to be carried out. The Council is concerned about the badger set if this application is allowed. Will a retaining wall be built to replace or support the remaining bund?

There is concern that the proposed roof heights in comparison with the street scene bungalows are correct. The contention is that it will be up to a metre higher which will again make the situation worse.

Conclusion

The Parish has always objected consistently to these type of developments which drastically affect the nature of the street-scene which in turn affects the rural dynamics of the bay. Sand Bay is a unique place with its own character and settings.

The Parish Council strongly objects to this proposal and recommends refusal and respectfully asks the applicant to go back to the drawing board and come up with a more sympathetic approach to a sea front development.

13/P/1580/HHPA 111 Beach Road, Kewstoke.

Applicant Mr I Marriot

Prior approval request for the erection of a single storey rear extension that would

1. extend beyond the rear wall of the original house by 5.1 metres
2. have a maximum height of 2.9 metres
3. have eaves that are 3.2 metres high

This was the first time this type of application had come before the Council. It was decided that provided local residents were happy with the proposal the Parish had no objection

13/P/1525/F Land North of Foss Lane, Off Elmsley lane, Kewstoke

Applicant D & P Mead & Co Ebdon Court Farm, Wick St Lawrence

Construction of a hardcore access track for agricultural use.

The Council was concerned about the need of such a track for agricultural purposes.

8. Other Planning Issues

None

9. Enforcement

None

10. Correspondence

None

11. Date of next Meeting Monday 7th October 2013