

Kewstoke Parish Council
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Chairman: Councillor Mr T Horry

You are hereby summoned to attend the Meeting of the Kewstoke Parish Council Planning Committee to be held in the Kewstoke Village Hall on Monday 1st September 2014 commencing after the Parish Council Meeting at Approximately 9pm
Colin Hill Clerk

Agenda

Public Participation

- 1. Opening of the Meeting**
- 2. Apologies for Absence**
- 3. Declarations of Interests**
- 4. To Approve the Minutes of the Parish Planning Committee held on August 4th 2014**
- 5. Matters Arising as a matter of report.**

6. Update of Previous Applications

14/P/1479/F Home Farm, Lower Norton Lane, Kewstoke
Applicant Mr P Wallingham

Certificate of lawfulness of proposed use or development

Granted

14/P/1532/MMA 118 Beach Road, Sand Bay, Kewstoke

Applicant Mr Gauci

Minor material amendment to planning permission 12/P/2117/F (erection of a two storey side extension to include a dormer window to the front and rear elevations and a first floor balcony to the rear elevation.

Erection of a rear conservatory and a first floor window to side elevation) to allow an increase in projection of front and rear balconies (retrospective)

Following the meeting a Planning Officer visited the site and gave feed-back that he felt there was little wrong and was mindful to approve. A meeting was held with residents and the Chairman of Planning and the Council and the following information has been set to NSDC

The Application

It appears to the Council that this application does not in its entirety apply to the above application. The vast majority of changes are being made to the office structure which is not part of the numbered application above. There were no drawings of the office section supplied only in written form in the application documentation.

The Balcony's (particularly the back balcony)'

The building itself is already a foot longer than the original plans and now the balcony comes out further. In the delegated report it says “ The rear balcony was offset deliberately indicating that it would not come past the end of the house. In our view the railings surrounding the balcony should be set at the original drawing level and not be allowed to be at the perimeter as it is likely despite frosted glass on the sides it will still be possible to overlook other residents private areas.

The Office

We are concerned that the applicant views the statement Live/work as a licence to possibly use the premises for living space. The Parish is still working on the premise that this is an office even if the original H7 policy is not being adhered to.

No application has been made for a change of use.

South Window

This window is now 50% bigger than originally specified and is only 10metres from the boundary of 115. A property that has consistently been concerned about privacy.

Space for Patio Doors and porthole window

These now overlook the garden of 115 and originally this was a blank wall

This is two and a half sizes bigger and no amendments have been submitted in a form that residents can see by the application.

Window in East Elevation

This window was a small obscure window, it is now .75 of a metre wide and at least 1.75 metres of the ground It is so high it cannot be screened by fencing etc.

The Office internally has now moved from one floor to three. It has now a mezzanine floor and a basement and its original 21.74 sq ft is now 52.9 sq feet

In view of the **basement** area having to be dug out, would this not have moved the building into a different flood plain in line with other buildings built on that level and has the Environment Agency commented.

The Parish have been concerned about the scale of developments on this site ever since its inception and 118 has change dramatically from the original plans or has been made to submit retrospective applications.

An original application for 4 small houses was turned down on this site as it was deemed over development, but it seems to the Parish that it is now heading back to that situation.

7. New Applications

None at Present

8,Other Planning Issues

9.Enforcement

10. Correspondence

11. Date of next Meeting Monday 1st September 2014