

Kewstoke Parish Council

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Chairman: Councillor Tony Horry

Minutes of the Kewstoke Parish Council Planning Meeting held in the Kewstoke Village Hall
on Monday October 2nd 2017 this commenced at 9pm

Present: R Adams (Chairman), T Morris, T Horry, K Jenkins, C Thomas, G Vearncombe,
K Harper R, Cunningham, J MacDonald, K Jenkins and C Bates,
Member of the Public Mr Buttery

Public Participation (15 minutes)

Mr Buttery spoke just before the application no 17/P/2015/F

Mr Buttery outlined the concern of himself and neighbours of the size and mass of the proposed application. He considered that the row of traditional bungalows have all been tastefully altered in the past but with maintained roof lines and all within the confines of a building line. This application contravened all of these factors. He considered that the architectural design was poor and had scant regard to the streetcene and in places the drawings were not correct. He hoped the Council would support refusal of the application.

1. Opening of the Meeting

Meeting opened at 8-45pm

2. Apologies for Absence

Cllr N Whyte,

3. Declarations of Interests

Cllr Adams declared an interest in application 17/P/2238/F

His land is close to some of the owners farm but not in this area

4. Adoption of the Minutes of the Council Planning Meeting held on September 4th 2017

These were adopted with no changes

5. Matters Arising as a Matter of Report

None

6. Update on Previous Applications

17/P/1815/F 6, Beach Road, Kewstoke.

Applicant Mrs L Farrell

Construction of a gable dormer and balcony on front elevation

Granted

17/P/1821/F Norton Farmhouse. Lower Norton Lane, Kewstoke

Applicant Mr & Mrs P Davey

Conversion of garage to residential annex for dependent relative

Refused

17/P/1328/F 20,Beach Road,Kewstoke

Applicant Mr & Mrs Ganfield

A single storey rear extension and loft conversion with front dormer and associated internal alterations

Granted

17/P/1601/F. Land adjacent to 108, Kewstoke Road, Kewstoke

Applicant Mr A Millar and Mr R Miller

Change of use of land from agricultural to domestic garden including retention of existing domestic shed

Granted

7.New Applications

107 Beach Road,Kewstoke

Applicant Mr J P Gallier

Demolition of existing bungalow roof and replacement with new roof and construction of double storey rear extension to create a two storey house.

The Council considered that the design of the building was poor in quality and had paid little or no regard to the row of tastefully altered in places bungalows from 80 Beach Road to past 90 Beach Road all done in places with the roof line and building line in tact. This roof line appears to be at least 1.5 metres higher than the bungalows around and the front building line seems to have been exceeded. We refer to the recent application of NO 86 Beach Road attempting a similar upward pattern and design which was refused.

The Council is of the opinion unanimously this application should be refused

Karabu ,Lower Norton Lane Kewstoke

Applicant Mr C O,Rourke

Install a flat roof extension and associated building works,modify existing house roof to form a flat roof area for access from main bedroom ,install double doors to main bedroom and full height window to bathroom .

Firstly the plan shows the red line around the site including the stable block. This is wrong as the stable block is not inside the Village Fence.

The Council has no objections to the changes as per application relating to the house however within the application there appears to be a request to extend the boundary wall.

The Council objects strongly to this section as it will be a further erosion of the countryside and should be resisted

17/P/2238/F Manor Farm Collum lane, Kewstoke

Applicant Mr Gunningham

Erection of an Agricultural Barn

This farm has had a history of recent applications for agricultural buildings which has then been diversified out of farming into industrial or commercial units.

In recent years the applicant has submitted plans for various agricultural buildings which we assumed would be a return to an agricultural base which appears now to have been unsuccessful with the use of these buildings with change of use now being prominently for industrial or commercial use.

The Parish Council supports Government Policy where the presumption is in favour of agricultural development but now believes that the Planning Authority should acquire concrete evidence that the latest agricultural project will, or could be viable and that if

granted this building is used for this purpose only. This building is replacing an already granted building for agricultural use which did not materialise.(Application 15/P/2811/F)
The Parish Council would draw the attention of North Somerset Planners to policy DM 56 where by conversion from an agricultural use to any other use should not be considered for at least 10years after building.

By his own admission the applicant gives sway to the fact that this will not increase the traffic in Collum Lane by any measurable amount, however, if this building then had a change of use as others have, this would dramatically increase traffic again.

The Council is aware of the over use of Collum Lane (which is no more than a lane) by heavy vehicles and would not want to see a higher usage but would like actually to see the usage reduced.

8. Other Planning Issues.

Local Policy Framework

Because of recent developments of housing need on a National and Local scale the Chairman of Council with the Chairman of Planning have asked for consideration be given to have a Parish Council Policy on the building of houses within the village and as part of future plans adjacent to the Village. Work will continue to bring a plan forward for Council to consider .

9. Enforcement

Caravan site Fire risks

As per letter circulated the NSDC Housing are looking into the whole policy of caravan occupation and have agreed to inform us of their findings and formation of a policy.

The Council role in this is now over as the objective was to ensure the fire risks within sites were addressed. If a report comes available Clerk will circulate

10. Correspondence

None

Date of next meeting Monday 6th November 2017.

Meeting closed at 9-40pm