

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 September 4th 2017 this commenced at 9.pm

Present: R Adams (Chairman), T Morris, T Horry, K Jenkins, C Thomas, R, Cunningham, C Bates, N Whyte, Mrs Brytt and two other neighbours

Mrs Gunningham gave notice to the Council that the family were considering putting in an application to build up to 10houses on land owned adjacent to the Sand Bay Bus terminus car park. The land which was up to Two and a half acres. No formal approach as yet has been made to NSDC but she wanted the Parish to know what may happen When more details were known she would inform the Parish. There were no questions of Mrs Gunningham The Chairman thanked Mrs Gunningham for the information. This information will be transferred to the Planning Minutes held later in the evening

Public Participation (15 minutes)

Mrs Brytt had circulated a document of which is attached to these minutes relating to activity surrounding the Bolt Farm in Collum Lane . This was issued to Councillors ahead of the Planning Application to be considered which was 17/P/1879/F relating to a ménage. Issues related to road damage, heavy vehicle usage, Environment issues and possible planning violations. In her opinion the menage would allow more and more overlooking of properties because hedgerows have been removed and therefore it should be refused. The Clerk and Chairman briefly halted the meeting to go to speak to a disabled resident who wanted to give her views about the site . It related again to the issue of overlooking the properties and the ripping out of a screening fence which would have screened the menage proposed.

1. Opening of the Meeting

The meeting opened at 9-05pm

2. Apologies for Absence

Cllrs J MacDonald, G Vearncombe and K Harper

3. Declarations of Interests

Cllr Adams declared a preduditial interest in 17/P/1797/F. Cllr Adams took no part in the debate or the decision. Cllr Horry chaired this agenda item

4. Adoption of the Minutes of the Council Planning Meeting held on the August 7th 2017

These were agreed unanimously

5. Matters Arising as a Matter of Report

Clerk reported that an application relating to Karabu would be heard next month as despite trying no plans could be accessed

6. Update on Previous Applications

17/P/0760/F Coach House West Beauchamp, Norton lane, Kewstoke

Applicant Mrs Norris

Retrospective application for a porch and utility room extension

Granted

17/P/1470/F 9, Crookes Lane, Kewstoke

Applicant Mr S Norris

Erection of a garage

Granted

17/P/1329 MMA Land adjacent to Toad Hall, Norton Lane, Kewstoke

Applicant Mr R Twort

Variation of Condition 2 (approved plans) of permission 16/P/1715.F. (conversion of existing animal shelter building to provide 2 no one bedroom holiday lets) to allow revised internal layout to provide 1 no two bedroom holiday let; external porch under the ??

Withdrawn

7. New Applications

17/P/1797/F 116, Beach Road, Kewstoke

Applicant Mr and Mrs Adams

Conversion of agricultural barn to create 1 no one bed dwelling including alterations and extensions to North elevation; new windows and doors; and demolition of a wood store

The Council supports this application in full as it is good diversification of an old unused building

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

Applicant Mrs L Farrell

Construction of a gable dormer and balcony on front elevation

No Comments

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

Applicant Mr & Mrs P Davey

Conversion of garage to residential annex for dependent relative

The Council offers no objection to the application provided a clear condition on granting is that it is for the use of relatives and friends and is part of the main buildings and not a separate dwelling

17/P/1879/F Land at Collum Farm, Collum Lane, Kewstoke

Applicant H J Bull and Son

Change of use of agricultural land to include the construction of a 45m x 25m menage

The Council would normally expect the menage to be away from any water stream; to be for personal use only and not commercial use. No floodlighting in such an area.

The Council is concerned however that residents privacy is being eroded by this menage: a hedgerow has been pre-ported as having been removed therefore opening the site up to close housing visually. Some indication has been given that this hedgerow was part of a 1992 planning application and if true this does have a material effect on the residents and the Council would like this situation addressed before any granting of permission is given.

17/P/1895/F Animal Shelter Building, land adjacent to Toad Hall, Norton Lane, Kewstoke

Applicant Mr R Tort

Conversion of existing animal shelter building to provide 1 no two bedroom property let

These agricultural buildings have no real age to them but are a subject of changes in lifestyle. The Council considers that if granted this is a holiday let clearly annexed to the main house and as such is not a private dwelling outside the village fence

8. Other Planning Issues

None

9. Enforcement

Caravan site Fire risks

The Clerk circulated a letter he had sent to NSDC Housing but had not received a reply. It was decided to await the new fire officer being established at Avon and Somerset and then write to him in the future.

Enforcement Cases List

The list was circulated to Councillors but because of the time constraints it was not looked at in full. It will be looked at at the next meeting

10. Correspondence

None

Date of next meeting Monday 2nd October 2017.

Meeting closed at 10-05pm