

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 December 4th 2017 this commenced at 8-45pm

Present: R Adams (Chairman), T Morris, T Horry, Cllr Jenkins, C Thomas, C Bates, and K Harper

Public Participation (15 minutes)

Mrs Gunningham had circulated a document ahead of a possible planning application for housing behind the Beach Terminus Car Park and was seeking Parish Council approval as to whether they should continue at this stage to develop such a plan.

The basis of the application was for 10 houses on land which was outside the village fence and on a flood plain. Mrs Cunningham contended that this would be good for the village. A possible payment would be made for the refurbishment of the toilet block and a yearly charge put on all ten houses for the upkeep of the toilets.

The Clerk had; after consultation with both Chairman and Vice Chairman; offered in a letter ahead of the meeting advice, that at this stage any application could be premature pending a review by NSDC in the Spring of 2018 however this was not accepted.

Mrs Gunning indicated that boundaries were likely to be moved and building on flood plains in this area was becoming the norm.

These minutes were transferred to the planning minutes from the main Council Meeting earlier in the evening

1. Opening of the Meeting

The meeting opened at 8-24pm

2. Apologies for Absence

Cllrs G Vearncombe, R, Cunningham, and J MacDonald, and K Jenkins (part)

3. Declarations of Interests

None

4. Adoption of the Minutes of the Council Planning Meeting held on the November 6th 2017

These minutes were adopted with no changes

5. Matters Arising as a Matter of Report

One extra planning application result reported

6. Field behind Sand Road Car Park

The Clerk firstly advised Councillors that later in the meeting an agenda item was very relevant to this position

The Chairman opened the debate by telling members that there would in his opinion be problems supporting Mrs Gunningham's proposal when it was outside the village fence and on a flood plain and he was far from certain about any workability of collecting monies from new householders

Mrs Gunningham was allowed to clarify the position again. At this stage she hoped to get Parish Council support to move the project on so as to be able to consider whether to put in an application

A debate took place about the whole concept of housing within the village and the pros and against of paying for the update of toilets or other community facilities.

Cllr Thomas was concerned about stagnating the village without progress and Cllr Morris was concerned that the village cannot stop all development.

Cllr Horry made it clear he would not support this venture until the whole position of the village future is resolved and that is not until after the planning review of the Spring

He contended that this site was outside the village fence ,and on a flood plain and many areas of land had been put up for use.

He was supported in this view by Cllr Harper, Bates and the Chairman

Cllr Thomas proposed the Council support the venture which was to assist in seeing whether this project could be brought to a application stage bearing in mind planning hurdles would still have to be overcome He found a seconder in Cllr Morris

The vote was put to Council and it was 3 for and 4 against.

The motion was lost.

There was no amendment or further motion. Therefore the Council would not support the project or any other project ahead of the Spring Review

7. Update on Previous Applications

17/P/1561/F Sandpiper, Beach Road, Kewstoke

Applicant Mr M Clemson

Erection of a three bedroom extension to the lower ground floor

Granted

17/P/0673/F Sand Farm Camping and Caravan Site, Sand Farm Lane, Beach Road.

Kewstoke Applicant Mrs C Bates

Erection of a new static home on site to provide living accommodation for the owner of the site (Retrospective)

Granted

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.

Refused

17/P/0488/O Land of Lower Kewstoke Road, Kewstoke

Applicant Mr K Bradley

Application for outline permission for the erection of 6No dwellings with all matters reserved for subsequent approval

Appeal Dismissed

17/P/0950/F Collum Farm, Collum Lane, Kewstoke

Applicant H J Boulton and Son

Retention of 3 no caravans for a three year period

Granted

8. New Applications

17/P/2619/F 86, Beach Road, Kewstoke,

Applicant

Dormer roof extension, side and rear extensions following demolition of of garage and rear extension

The Council after a concerted look at this new plan following refusal of the first plan was still unhappy with the scale and design

It appears that this is a serious attempt to turn one of the smallest bungalows in the row of bungalows to a major house on a footprint which is small

The front entrance and dormer protruding from the building if allowed would be the first in the whole of Beach Road

By its bulk and design it represents over development in a row of bungalows which have all been modernised but not over developed

There is also concern about levels on this site. In 2012 the garden garage and outside buildings flooded to a depth of approximately two feet. This bungalow is at the lowest point in the road and its surrounding land is liable to flooding in extreme weather conditions

9. Other Planning Issues.

Planning meeting NSDC 27-11-17

The Clerk gave the meeting an updated review of the position of NSDC relating to the Local Plan and the Regional Spatial Strategy. There is to be a major consultation exercise during the Spring when NSDC will have put forward its new vision and possible sites to build on around the area. This may result in boundary changes, settlement hierarchy changes as well as a list of preferred sites. All sites would have to be within a set criteria of many conditions.

Many land owners have put forward sites for review and until that review is concluded the Parish will be unsure if or when it will be required to build or even consult on building areas.

It must be stressed that **No** decisions have been made, however, there was clearly a leaning not to build on flood plains or to alter boundaries without justification. The hierarchy of villages very much will be determined on services available or services near by on public transport routes within a defined distance.

10. Enforcement

Confirmation of visit to Pumpfield site Kewstoke

The Council decided to press NSDC for action here and the Clerk will write again

11. Correspondence

None

Date of next meeting Monday 8th January 2018.

Meeting closed at 9-50pm