

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 Tuesday April 3rd 2018 this commenced at 8-50pm

Present: R Adams (Chairman), T Morris, T Horry, C Bates, G Vearncombe, K Harper, K Jenkins, J MacDonald, R Cunningham and C Thomas,

Public Participation (15 minutes)

These comments were transferred from the Council Meeting held on the same evening as agreed

The Chairman opened the meeting explaining the Council meeting process.

He was aware that the vast majority of the public were here for the planning application 18/P/2465/OUT which is on the Planning Agenda later in the Planning Meeting. It was his intention to hand over to the Planning Chairman to hear the Public views then transfer those public views to the planning minutes prior to a decision being made. This was to make it more suitable to the public who need to get to their homes.

Cllr Adams took the Chair.

Mr Lloyd expressed his concern that the present sewer system was struggling to cope and was regularly infiltrated with run off water. This application would exasperate the situation

Hayley Fisher lived next to the application site and was experiencing issues of collapsed drains and permanent flooding issues.

Lucy Stevens was concerned that this would make the road and garden flooding regularly occurring now in Southside Crescent even worse.

Mr P Ellemen was concerned about flooding issues and was also concerned about the overspill of parking onto Crookes Lane particularly as the new restrictions were now due in place

Susan Long was concerned about the footpath which would need to be changed and crossed a new roadway

Shelly Long agreed with the serious problems of flooding but was also concerned about traffic while being built and afterwards

She commented that the road network cannot cope safely now.

Elisa Elleman was concerned that there was no real effective public transport to the right places for doctors etc. and was also concerned about the congestion for the buses already having problems getting through Crookes Lane

James Long pointed out that he was having to use pumps now to clear water from under his property. He was concerned about the system for water run off being proposed and who took responsibility when the developers were gone

Janet Mortimore asked if the site was within the Village fence(Cllr Horry explained what the village fence was)Cllr Adams informed everyone that this site was outside the Village fence and that the policy is that this Council and NSDC was to oppose building generally outside the fence.

Mrs L Ireland explained that the site was reserved for a new school and that at the moment the school did not meet the criteria in numbers to warrant that school. That did not mean that they would never meet the criteria as they were always near to it

Cllr Lisa Pilgrim informed the meeting that the present site was up for re adoption and had already been past Inspector level. That decision would be made in the near future

Cllr Adams thanked the Public and informed them that (subject to a decision later) there will be the Annual Parish Meeting held on the 24th April for others to make their views known ahead of a decision of a Special Planning Meeting to make the Official Parish views known to NSDC

1. Opening of the Meeting
9-11pm

2. Apologies for Absence
Cllr N Whyte,

3. Declarations of Interests

Cllr MacDonald registered a personal interest in application 18/P/2423/OUT

4. Adoption of the Minutes of the Council Planning Meeting held on March 5th 2018
These were unanimously adopted with no changes

5. Matters Arising as a Matter of Report

6. Update on Previous Applications

18/P/0005/NMA 80a Kewstoke Road, Kewstoke

Non material amendment to application 16/P/0617/F (Garage conversion and erection of a new detached garage) to replace patio doors with French windows

Granted

17/P/5316/FUH 7, Crookes Lane Kewstoke

Applicant Mrs Burgess

Proposed rear dormer with skylight roof windows to front elevation

Refused

7. New Applications.

18/P/2465/FUH 86, Beach Road, Kewstoke

Side and rear extension with loft conversion following demolition of the garage, conservatory and rear extensions.

Councillors agreed that the front elevation was more acceptable to the street scene however there was concern that this very small bungalow was being converted into a large house type building and was significantly over development of the site which would intrude into neighbours privacy as well as be out of place with the rear of the properties

18/P/2423/OUT Land to the South of Crookes Lane. Kewstoke

Outline application for the erection of 20 No dwelling. Houses, associated matters of access and landscaping.

All other matters reserved for subsequent approval

The Council noted the public comments listed within Public Participation.

At this junction the Council was reluctant to forward comments until all the general public had registered their views with the Parish Council or NSDC. It therefore decided to write to NSDC a holding letter requesting that their comments would be made following a public meeting to be held on the 24th April. A special Planning meeting would be held following the Public meeting

The Council however noted that this application was outside the Village Fence, on a site

reserved for a new school and in an area of considerable flooding problems as well as not meeting some of NSDC planning criteria

18/P/0018/R3 Sand Bay Car Park, Beach Road. Kewstoke

Raise the level of the spur to match the main car park level and increase the number of spaces and create a new entry and set higher up. Make good former coastal footpath route through site

The Parish Council supports this application wholeheartedly as they have been involved in its conception. It will with its new path linking to the present coastal/seashore path help with walkers and particularly the disabled, a problem the Parish has been dealing with. Alongside this application is the renovation of the Sand Road Bus Terminus Car Park and the Traffic Zone Restricted Parking Road Scheme Order which all runs together.

It is important that all three Schemes come into action at the same particularly when car park charges come into force and not piecemeal

8. Other Planning Issues.

None

9. Enforcement

Will look in detail next month when cases more advanced

10. Correspondence

None

Date of next meeting Tuesday 24th April 2018. following the Annual Parish Meeting