

Kewstoke Parish Council

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Chairman Councillor J.MacDonald

Minutes of Kewstoke Parish Council Planning Meeting held at Kewstoke Village Hall on Monday 1st October 2018 which commenced at 8.50pm.

Present J MacDonald R .Adams (Chairman) K Harper, C Thomas K, Jenkins, N.Whyte.T. Horry T.Morris

Public participation (15 minutes)

Russell Adams 116 Beach Road (Sand Bay Farm) has land adjoining the site in question.

Reference was made to planning applications 18/P/4230/LDE - Sand Farm Camping and caravan site Kewstoke.– *Certificate of lawful development for the existing use of an area of Land for the operational use of the camping site which falls outside the boundary of the licenced area.*

Point raised- It was not accepted that the whole area for which the certificate related, had been used continuously for the operational use of the land in respect of a caravan and camping site.

The area disputed is an area of land to the east of a line drawn northwards from an access gate leading from the existing caravan site, to the Northern boundary. .

It was claimed that this land had been used previously for grazing of horses and had been used to make Hay.

Mr Adams referred to a number of historic retrospective applications in respect of sand farm of this nature and asked if the Parish Council could encourage NSDC planning authority to investigate.

Christine Bates 11 Sand Farm lane Kewstoke

Point was raised that the land had been continually used for Tents for the past 13 years and 6 years prior to purchase. There had been recent improvements to the area in question in terms of land drainage and electric hook up points.

Land associated with Sand Farm other than that in respect of the application has been used for haymaking and grazing of horses,

Reference was also made to 18/P/4229/LDE – Site 11 sand farm caravan and camping site Kewstoke - Certificate of lawful development for the existing use of static caravan for staff accommodation for operational and security reasons.

Point raised – Caravan had been used for past 13 years and 6 years prior to purchase. Reason for application requirement in respect of safety concerns relating to Sand Farm caravan site

C.Bates then left the meeting

1 Opening of the meeting

Meeting opened at 8.50pm

2. Apologies for Absence

Cllr Vearncombe
Cllr Cunningham
Cllr Bates

3. Declaration of interests

Cllr Adams Neighbour
Cllr Jenkins Neighbour

4. Adoption of the minutes of the council meeting of 3rd September 2018

These were adopted with no changes. Proposed Cllr Whyte Seconded Cllr.Morris. Vote was unanimous.

5.Matters arising as matter of Report

None

6. Update on Previous Applications

None

7. New Applications

18/P/4174/FUH - 81 Beach Road Kewstoke Weston-super-Mare BS22 9UQ

- *Part single storey (mixed residential and commercial) and part first floor (residential) rear extension. First floor (residential) extension to side*

Comment-The Council had no objections other than recommending that the window facing no. 82 should be opaque

18/P/4345/FUH - 81 Beach Road Kewstoke Weston-super-Mare BS22 9UQ

Demolition of existing garage to rear of property and erection of new outbuilding for ancillary use in connection with existing flat on site

Comment-The council had no objections other than recommending the outbuilding be only used for ancillary use in connection with the existing flat on site

18/P/4230/LDE - Sand Farm Camping and Caravan Site Sand Farm Lane Kewstoke

Certificate of lawful development for the existing use of an area of land for the operational use of the camping and caravan site which falls outside the boundary of the licensed site area

Comment – The council had no comment other than it wished it to be recorded that it had been made aware that there was a suggestion that only part of the land referred to in the application had been used continuously for Caravanning and Camping. The area in question is an area of land to the east of a line drawn northwards from an access gate leading from the existing caravan site to the Northern boundary. The Parish Council would seek to encourage further investigation by NSDC Planning authority.

18/P/4229/LDE - Caravan at Sand Farm Caravan Site 11 Sand Farm Lane Kewstoke

Certificate of lawful development for the existing use of static caravan for staff accommodation for operational and security reasons

Comment - The Council had no objections

8. Other Planning Issues

None

9..Enforcement

None

10. Correspondance

None

Meeting Closed at 9.10 pm

Date of next meeting November 5th2018 .