



Kewstoke Parish Council

“Here to protect the Rural Character and Environment of the Village and to promote Kewstoke as a pleasant place to live”

Clerk to the Council Mike Hardwick

35 Beach Road Sand Bay, Kewstoke

Weston Super Mare BS22 9UU

Tel Mobile 07836 386244

e-mail Parishclerkkewstoke@Gmail.com

Chairman Councillor J.MacDonald

Minutes of Kewstoke Annual Parish Meeting held at Kewstoke Village Hall on Monday 5th June 2023 which commenced at 7pm.

Present Cllrs. R .Adams,(Planning Chairman) T Horry, T Morris (Parish Council Vice Chairman) K.Harper. R.Buckley, N.Whyte, & R,Cunninigham

In attendance

Parish Clerk

Unitary Member

Cllr M.Williams

Members of the Public

There were 11 members of the Public in attendance including two representatives from North Somerset Council.

1 Opening of the meeting

Meeting opened at 7pm

2. Chairman’s introduction

Cllr. Morris welcomed those present and thanked everyone for coming, including the newly elected District Councillor Cllr M. Williams.

3. Apologies for Absence

Cllr Vearncombe

Cllr Jenkins

Cllr MacDonald

4. Adoption of the minutes of the Council meeting of 23rd June 2022

These were adopted with no changes.

Proposed Cllr Whyte

Seconded Cllr.Cunningham

The Chairman called for a show of hands by those that were present at the previous Annual Parish Meeting to indicate their support for the adoption. This was indicated unanimously

Vote was unanimous.

5. Chairman's Report.

Cllr Morris read out a prepared written report from the Parish Council Chairman Cllr MacDonald who couldn't attend the meeting .
See attached.

6. Planning Update

Cllr Adams then made reference to a number of high profile planning applications that had been received during the year and or were still being considered by NSC, in particular,

18/P/3275/FUL- Land Off Sand Road -Change of use of agricultural land to caravan/Lodge site and creation of a new leisure building

The Parish Council had recently commented on a Flood Assessment submitted on behalf of the applicant, which the Council felt contained a number of inaccuracies.

21/P/3529/OUT – Land off Anson Road -Outline Planning application for residential development 70 houses Anson Road –

Cllr Adams reported that the Council had commented in details with regards its objection to this proposed development and in particular that it was outside of the

Village Settlement Boundary and not in accordance with NSC proposed Local Plan 2038 preferred options.

However, it transpired that as the site was adjacent to Weston Town Boundary and an alternative planning policy, CS28 was applicable and permission was granted.

Thanks was expressed to our the District Councillors, Cllr Willis and Cllr Pilgrim for getting the application “decided by Committee” which meant the application was decided by elected representatives rather than North Somerset Councils Planning Officer, although ultimately it was decided to pass the application by a majority decision.

Pre Application Consultation Lyefield Road

The Council had recently responded to a pre application consultation to a proposal to build 70 houses on land off Lyefield Road which outlined some of its anticipated objections. .

A full application is awaited when the Council and members of the Public can formally respond.

Enforcement

Cllr Adams reported that there were several cases of outstanding enforcement actions in and around the Village and that North Somerset Council appeared to be sluggish and in some cases reluctant to progress.

The Council has highlighted this view to North Somerset Council.

9. Financial report

The Clerk read out a prepared written report on behalf of the Chairman of the Finance and Policy Committee.

See attached.

10. Other Issues raised by members of the Public.

Work at Kewstoke School

Two representatives of North Somerset Council addressed the meeting outlining the planned work at Kewstoke School, which was essential to allow the School to continue operating. It was confirmed that planning permission had now been granted in respect of a new roof, the erection of a single storey extension to an existing building to accommodate new pupils, teacher toilets plus storage area.

The work was anticipated to commence at the start of the School summer holidays and continue until Christmas.

Reference was made to the one way system and diversion proposed along Kewstoke Road whilst the work was underway as only one side of the narrow road would be available for vehicular access.

Cllr Horry questioned the effect on Monks Hill particularly the larger vehicles using it whilst the work was undertaken.

It was confirmed that the diversion route was not to include Monks Hill although motorists familiar with the area may well use it.

Cllr Williams indicated he would request new signage from NSC Highways department reinforcing the weight limit for Monks Hill

Cllr Cunningham raised concerns regarding vehicles particularly those parking or stopping to unload near to the School causing congestion.

It was confirmed that all houses near to the works had driveways and that a loading bay would be created under the scaffolding.

Cllr Adams raised a question as to how the new roof would be constructed, which was confirmed as to be felt and battened with new tiles.

One of the School Governors addressed the meeting and expressed concerns on the impact on the School children whilst this work was going on and asked for the support of the Villagers during this period, in particular storage space for items that required removal from the school for the duration of the work.

She reported that there would be a reduction in facilities available to the school for a lengthy period in particular a reduction on the outdoor space available for the children to play.

These hardships would occur just after the school had recovered from the effects of Covid -19 restrictions.

Cllr Adams suggested that Children are particularly adaptable to changing circumstances

Cllr Buckley indicated that all Children in the Country had suffered from the effect of Covid -19 restrictions, and that the hardship endured wasn't unique to Kewstoke.

Cllr Morris asked if regular meetings had taken place during the planning of the work and indicated that the required work was essential to maintain the School in the Village.

It was confirmed that regular monthly meetings had taken place between NSC, The school Head and representatives from Health and Safety executive.

Sea Front Path & Beach access

The Clerk read out a letter from a resident of Beach Road concerned with access to the Sea Front Path and Beach particularly for those with mobility issues. It was reported that one of the rails leading to the Dunes had become loose and required repair.

A request for further ramps was made and if railings with double rails could be installed.

Cllr Horry reported that the steps and dunes etc was primarily part of the sea defence and that the cost of providing additional access might be prohibitive.

Cllr Williams agreed to raise the matter with North Somerset District Council to establish ownership of the steps and railings and if any funds might be available, it was also agreed to raise the matter at the next Parish Council meeting.

Car Park Opposite South Sands Hotel.

A resident of Beach Road who had agreed to open and close the Car Park in conjunction with representatives of South Sands Hotel reported that they had received unacceptable levels of abuse and felt they could no longer undertake the task.

It was agreed to raise the matter at a pre arranged site meeting at the Car Park with representatives of North Somerset Council to discuss.

Meeting Closed 8.11 pm

