



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

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Chairman Councillor J.MacDonald

Planning Chairman Councillor R.Adams

Minutes of Kewstoke Parish Council Planning Meeting held on Monday 7th October 2024 which commenced at 8.15pm.

Present

Cllrs T.Morris, K.Harper, N.Whyte, G.Vearncombe,
R.Adams (Chairman), A.Clapp, J.MacDonald, & T.Horry

In attendance

M.Hardwick **Parish Clerk**

Public Participation

There were no members of the Public in attendance

The meeting opened at 8.15pm

2. Apologies for Absence

N.Richards **Liaison Officer**
Cllr Cunningham

Cllr Jenkins

Cllr Baxter

Cllr Pilgrim **Unitary Member**

Cllr Williams **Unitary Member**

3. **Declaration of interests**

None

4. **Adoption of the minutes of the Parish Council Planning Meeting of 2nd September 2024**

The Chairman called for a show of hands by the Councillors in attendance at the meeting on 2nd September 2024 to indicate their support for the adoption.

Proposed Cllr Morris

Seconded Cllr Vearncombe

Vote was unanimous

5. **Update on Previous Applications**

18/83275/FUL Land off Sand Road

Change of use of Agricultural Land to caravan/lodge site and the erection of a new leisure building

Awaiting Decision

22/P/3036/FUL Land Off Elmsley Lane Kewstoke

Installation of groundmount Photovoltaic Units (Solar Panels) together with Transformers, Sub-station and ancillary equipment to create a solar farm producing carbon-free electricity.

Cllr Adams reported that the decision should now be within 6 months.

Awaiting Decision

23/P/0338/FUL Collum Farm Collum Lane Kewstoke BS22 9YX

Erection of 3no. agricultural workers dwellings (in lieu of 2no authorised static caravans and 1no. unauthorised static caravan elsewhere on site) together with formation of access, car parking and amenity space

Awaiting Decision

23/P/1439/OUT Land To The North Of Junction Of Lyefield Road And Lower Norton Lane Kewstoke

Outline application for the erection of up to 75 dwellings and associated works, with access for approval; all other matters of appearance, layout, scale and landscaping reserved for subsequent approval.

24/P/1546/FUH 31 Beach Road Kewstoke BS22 9UU

Proposed demolition of existing outbuilding and garage and erection of a new 1.5 storey detached garage/workshop. Erection of a single storey rear extension with gable roofing, front porch with balcony above with new dormer and Juliet balcony, 2no. front dormers with Juliet balconies and 1no. rear flat-roof dormer, creation of raised rear decking and replacement of 1no. window with a Juliet balcony at North elevation. Alteration and expansion to front hardstanding including widening of existing vehicular access

Refused

6.New Applications as at 30/09/2024

24/P/1436/FUL Land Adjacent To South Sands (Commodore Hotel) Beach Road Kewstoke

Proposed 'glamping' tourist accommodation comprising of Belle Tents, Iglu Pods, Shepherds Huts, toilet block, associated infrastructure and changes to site levels

Cllr Cunningham whilst unable to attend the meeting expressed her support for the application in so much as it would bring additional trade to the Village.

After some discussion it was agreed that the Parish Council would object to the application on specific points although if these objections were addressed then it could be supported.

Comment; - The Parish Councils objects to this application for the following reasons:-

1. The raising of any of the land specified in the application above the Ordnance Datum (AOD) would increase the risk of flooding of adjoining properties to an unacceptable level.
2. The Development is outside of the Village fence

3. The proposed development would put additional pressure on the already oversubscribed Village Public transport system leading to additional use of private vehicle journeys to access services and facilities outside of the Village.
4. The natural crossing point from the development to the Dunes is across Beach Road on an extremely dangerous bend.

7. Other Planning Issues

None

8. Enforcement

None

Meeting Closed at 8.50m

9. Date of Next Meeting Monday 4th November 2024.