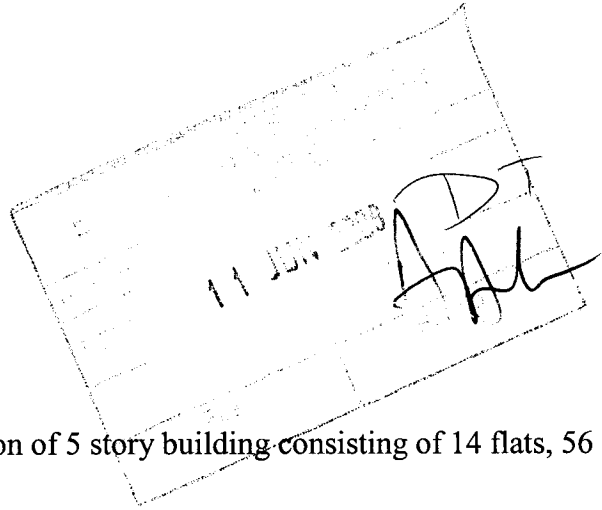


North Somerset District Council,
Development and Environment,
Somerset House,
Oxford Street,
Weston Super Mare,
BS23 1TG
Ref. 08/P/1070/F



Dear Sirs,
Proposed demolition of Castle Restaurant and erection of 5 story building consisting of 14 flats, 56 seater restaurant and office/workshop.

Response from. *The Hideaway, Crooked Lane, Kewstoke*

W-S-U

1. Overdevelopment of site.

The proposed 5 story development consisting of Restaurant, Office/Workshop and 14 apartments on a site of this size, in a rural village setting in such close proximity to the Weston Woods is over development at its worst. The vast size of the proposal in comparison with the existing property and all other households in the village is staggering. This huge building will seriously overshadow Hildene and new house already under construction, depriving the occupants of natural light and privacy. Many other properties will also be overlooked by balconies and windows thus compromising both privacy and enjoyment of their property.

2. The site.

The Castle as the developer points out is not a listed building, but has been a Kewstoke landmark for in the region of a century. Its natural stone elevation sit comfortably in the landscape and its escarpments are mirrored in the retaining wall and farm shop opposite making it an attractive and fitting gateway to the toll road and woods. To demolish this is totally unacceptable.

3. Access to Basement Garage across Bridle Path.

Many horse owners and local stables exercise their horses in the woods. Their access into the wood is by means of the bridle path that runs past the Castle, additional cars would conflict with these horses.

4. The Highway.

Kewstoke Road at the Castle is already single file and frequently a bottleneck, to add to the problems at this point in the road can only increase the hazard on this already busy, and fairly congested and quite difficult road. The proposal would seem to encourage addition vehicles usage and movement which is contrary to perceived policy and very much less than environmentally friendly particularly in a village atmosphere.

5. Parking.

The additional vehicles generated by this development has been grossly underestimated, 14 apartments a 56 cover restaurant with staff, office/workshop staff and only 7/8 parking spaces. To rely on the car park opposite which is already busy with Farm Shop and Castle customers, walkers in the woods and resident's visitors or the beach car park which also busy in the day and locked at night is unrealistic. The additional cars would have to park in Kewstoke Road and would cause mayhem. The increased size of the restaurant would result in even more deliveries in large goods vehicles, which would further add to the problem blocking this narrow road.

This development and its consequences to Kewstoke residents is so serious, may I request that this application go before full planning committee if your decision is in favour of this application.

Yours Faithfully,