



Congresbury Parish Council

Orchard House
The Old School Rooms
Station Road
Congresbury
BS49 5DX

Chairman: Councillor Diana Hassan
Parish Clerk: Liz Greaves
Administrator: Tony Sawyer

Tel: 01934 838802
www.congresbury-pc.gov.uk
Email: clerk@congresbury-pc.gov.uk
Email: admin@congresbury-pc.gov.uk

Minutes of a meeting of the Planning Committee of Congresbury Parish Council in St Andrew's Room, the Old School Rooms, Congresbury, on Monday 21st August 2017 at 7.30pm.

Present: Cllrs Dickson, Hassan and K Hill

In Attendance: Liz Greaves, Cllr Leimdorfer

There were 3 members of the public present.

Public Participation

- Susan Hibbard stated that she lives next door to the Straddles and has no objection to the proposed development. She stated that she would lose some light in her kitchen, however they are very good neighbours and she has no objection.
- Daniel Sharp is a Principal Planner from Ian Jewson Planning Ltd and together with Alastair Fraser a representative from the Architects spoke about the changes made to the pre application at the Sousta Taverna. Pre application documents were submitted in January 2017 and a formal response was received in March. It is hoped that the amended plans will be submitted in November. The layout has changed since the pre-application due to constraints of the site and the need for ecology buffers and a buffer for the sewage plant. Also the Taverna is now not included and would remain as a restaurant/public house. There are 2 possible options of 19 or 20 dwellings. Members and Cllr Leimdorfer considered the plans and stated that they were largely in favour although the proposed development is outside of CS32 as the site is not adjacent to the settlement boundary but would link with the development at Station Close. Cllr Leimdorfer asked whether there might be a change to increase the number of 1 bedroom properties as the village and current developments have an excess of larger 3-4 bedroom dwellings.

AGENDA

- 17014 Apologies for absence**
Cllrs Beyfus and Clarke
- 17015 Declarations of Interest**
None
- 17016 To consider the following planning applications:**

- a. [17/P/1677/F](#) - The Staddles, 22 Wrington Lane, Congresbury, BS49 5BQ – Two storey rear extension.

Resolved: The Planning Committee recommended approval of the proposed application

- b. [17/P/1707/LUP](#) – 16 Silverstone Way, Congresbury, BS49 5ES – Lawful development certificate for the proposed dormer and single storey rear extension.

Resolved: The Planning Committee had no objections to the proposal, however as the application was for a Lawful Development Certificate, the Council would like to ensure that immediate neighbours had the opportunity to comment as the proposed dormers could have an impact on their privacy.

17017 To consider the following applications for tree works:

- a. [17/P/1713/WT](#) – Lyndhurst, Mill Lane, Congresbury, BS49 5JD – T1 Leyland Cypress x12 reduce by half, T2 Monterey Cypress fell, T3 beech reduce by 2m, T4 false acacia fell, T5 laburnum remove (already failed).

This application had already been agreed by North Somerset Council prior to the meeting.

17018 Decision Notices:

Members noted the summary of decisions taken by North Somerset Council since the last meeting.

17019 Planning Appeal APP/D0121/W/17/3176151

Members to approve the Parish Council draft submission document in respect of this appeal.

Resolved: That Members approved the draft submission to be sent to the Planning Inspectorate

17020 Settlement Profile Work:

Resolved: That Members approved the draft response to North Somerset Council with minor additions to the information with regard to bus services and bus stops.

17021 St Congar Community Cohousing Project 17/P/0763/PRE:

Resolved: Members noted the amended proposals and consider that the following response be sent to the St Congar Cohousing Project;

- 1) It is considered that the parking is too close to the vicarage and refectory and that this would detract from the setting and the listed buildings on site.
- 2) The Parish Council did not understand why so much parking was allocated to the school and that any scheme should be deterring parents driving to school to drop off and pick up their children. Other sustainable means should be encouraged including cycling and walking. Parking for the School should not be a priority of the development as it is believed that the school should make their own arrangements and provision.

- 3) The Parish Council is in agreement with the proposals at Glebelands.
- 4) The changed option to provide studios and a workshop would be better for the archaeology and the village/development community. It is not so intrusive as providing pods as initially planned and preserves more of the walled garden and orchard.
- 5) The listed wall of the Old School Rooms should be retained as far as possible.
- 6) The Parish Council has reservations with regard to the access arrangements of one combined entrance as it is believed that this would cause a bottleneck at peak times and impact on traffic flow on Station Road. It would also detract from the ease of users entering and exiting the library and Old School Rooms. The access arrangements should be reconsidered.

17022 Application for Disabled Parking Bay:

Members to consider the new Advisory Disabled Parking Bay application for 18 Well Park, Congresbury.

Resolved: That the application for a disabled parking bay be approved.

17023 Site Allocations Plan – Further Assessment of residential Sites:

Resolved: That the following comments be submitted;

1. Village extension - service village Land off Wrington Lane, Congresbury 50 Approved (awaiting appeal decision) 15/P/2828/O - This site should not be on the list in view of the inspector's recent decision at appeal.
2. Village extension - service village Land south of Cadbury Garden Centre, Congresbury 21 Application registered 16/P/2982/O – The Parish Council agree that this is a sustainable site but still have concerns with regard to the highway access. Congresbury Neighbourhood Development Plan is at the stage of looking at possible sites and the Steering Group is considering adjacent land to this site for inclusion as it is also a sustainable site.
3. Countryside - Sousta Taverna, Congresbury 24 Pre-application 17/P/0125/PRE – The Parish Council is aware that this site is not in compliance with CS32, however we believe that this site should be considered as it would make the residents living in Station Close less isolated and is a sustainable site for potential development.

Meeting finished 8.36 pm

Signed: Date: