



Congresbury Parish Council

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

Chairman: Councillor Diana Hassan
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Minutes of a meeting of the Planning Committee of Congresbury Parish Council in the St Andrew's Room, Old School Rooms, Congresbury, BS49 5DX on Monday 26th November 2018 at 7.30pm.

Present: Cllrs Beyfus, Clarke, Dickson, Hassan and Hill

In Attendance: Cllr Leimdorfer and Liz Greaves

There were no members of the public present.

18024 Apologies for absence

N/A

18025 Declarations of Interest

Cllr Hill declared an interest in item 18028 as he is a resident with a property in the Conservation Area.

18026 To consider the following planning applications:

- a) [18/P/4685/FUH](#) Garage conversion/extension Iwood House 61 Wrington Road Congresbury Bristol BS40 5NX

Resolved: That the Planning Committee recommends approval of the application.

- b) [18/P/4575/FUH](#) Demolition of existing single rear extension and addition of two storey and single storey with balcony above, rear extensions, the addition of a rear dormer window at loft level, and internal re-configurations. The White House 18 Wrington Lane Congresbury Bristol BS49 5BQ

Resolved: That the Planning Committee recommends approval of the application and would recommend that the owners consider the installation of solar panels at the time of the development.

- c) [18/P/4515/OUT](#) Outline application for the removal of an existing workshop building and erection of a detached two storey dwelling with associated works. Access for approval but all other matters reserved for subsequent approval. Land Next To Heath Cottage Old Weston Road Congresbury Bristol BS49 5ED

Resolved: That the Planning Committee recommends approval of the application provided that a) effective flood defences and mitigation schemes are in place b) the floor area is comparable to that of the original workshop and c) solar panels are installed as part of the development.

- d) [18/P/4356/FUL](#) Conversion and extension of former cow byre to 1no.

three bed self-contained dwelling Iwood Manor Cottage Iwood Lane
Congresbury Bristol BS40 5NU

Resolved: That the Planning Committee recommends approval of the application provided that a) effective flood defences and mitigation schemes are in place b) that an archaeological watching brief is in place during the construction phase and c) effective controls are put in place to protect wildlife including constraints on the type of external lighting and mitigation scheme for bats and d) ensuring effective energy conservation and renewable energy generation schemes are present including solar panels are installed as part of the development.

18027 Local Plan 2036 - Issues and Options Consultation

Resolved: That the draft response provided by Cllr Sampson be sent as the response from Congresbury Parish Council.

18028 Conservation Report

Resolved: That the following points are sent to North Somerset Council;

- 1) Members agreed that the Conservation Area Appraisal and Management Plan is a well written document and thanks to Dr Kate Hudson-McAulay, North Somerset Council Conservation and Heritage Officer and members of Congresbury Conservation Area Group.
- 2) The Parish Council believes strongly that the conservation area boundary needs to be reviewed and in addition to the areas mentioned in section 9.3 all of Broad Street and Paul's Causeway should be included, also to consider removing Chestnut Close.
- 3) The introduction of Article 4 should not be considered at this current time. This could be reviewed following the re-drawing of the boundary.
- 4) The creation of a local heritage list is a welcomed addition and the Parish Council would welcome being able to suggest assets as additions.
- 5) The table in section 9.2 would benefit from the addition of enforcement details regarding the problem of inappropriate windows and signage. The comments in the table use words such as encourage; where possible the wording must be changed to say 'ensure'.
- 6) Further detail on the protection of the Cross should be added.

18029 Planning Decisions :

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

Meeting finished 8.15 pm

Signed: Date: