



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 29th January 2018 at 7.30pm.

Present: Cllrs Beyfus, Clarke, Hassan and Hill

In Attendance: Liz Greaves and Cllr Leimdorfer

There was 1 member of the public present

Public Participation

- Mr Luke Ford stated that he was representing his client for application 17/P/5323/OUT, for the erection of a dwelling with access, layout and scale for approval 9 Southside Congresbury BS49 5BS. Mr Ford outlined that the scheme had been revised from the plans shown on the N Somerset Council planning site. Mr Ford showed the revised plans to the members and discussed the revisions. The application is for a 2 storey dwelling which will match existing properties, including the ridgeline and materials. The windows and elevations have been designed to cause the least issues with existing properties and to provide privacy to the original 9 Southside where the current owner has resided for many years and is intending to stay after the new property is built. The property will benefit from 2 parking spaces which is within the guidelines from N Somerset Council.
- Cllr Leimdorfer has no comments to add at this stage.

Apologies for absence

Cllr Dickson

17041 Declarations of Interest

None

17042 To consider the following planning applications:

- a) [17/P/5078/FUL](#), Land at Wrington Lane Congresbury North Somerset. Variation of condition 6 from application 16/P/1521/O (Outline planning application for the erection of up to 50 residential dwellings (including up to 30% affordable housing), structural planting and landscaping, informal public open space, surface water attenuation, vehicular access point from Wrington Lane and associated ancillary works. All matters reserved with the exception of the main site access point) to amend approved highway improvement scheme

Resolved: That the Planning Committee recommends refusal of this application on the grounds of pedestrian and road user safety. The 1.2 m wide pavement would not be wide enough for the safe use of disabled users, those in wheelchairs or families with children and buggies. The fact that the pavement should be wider is especially important as it is considered to be a long stretch.

The Planning Committee is also concerned that the road width is too narrow and there may be a possibility that large wide vehicles could overhang the pavement causing additional risk to other road users such as cyclists and those travelling along the pavement.

If this scheme is implemented the Committee has concerns that many residents would try and use the narrow Wrington Lane route with its blind junction onto Wrington Road, further increasing the congestion at this point onto the A370. The changes may also lead to issues with cars queuing on Kent Road and back onto the A370. For these reasons the Parish Council strongly believe that the application should be refused.

- b) [17/P/5349/FUH](#) Loft conversion with dormer windows, new conservatory and re roof existing garage. Charmaine 3 Wrington Road Congresbury BS49 5AN
Resolved: That the Planning Committee recommends approval of this application.
- c) [17/P/5439/FUH](#), 27 Hill Park, Congresbury, BS49 5BT, to build access through grass verge from pavement to existing driveway. Access way to be marked with small stepped walls to match existing retaining walls.
Resolved: That the Planning Committee recommends approval of this application.
- d) [17/P/5381/LDE](#) Certificate of Lawful use/development existing for the extension of an existing agricultural livestock shelter | Brinsea Batch Congresbury North Somerset
Resolved: That the Planning Committee recommends approval of this application for use as an agricultural livestock shelter only.
- e) [17/P/5415/FUL](#) Change of use. First floor to remain as office use B1 (a) as existing; Ground floor to be changed from office use B1 (a) to alternative multiple uses A1, A2 and B1 (a). Bridge House High Street Congresbury Bristol North Somerset BS49 5JA
Resolved: That the Planning Committee recommends approval of this application.
- f) [17/P/5323/OUT](#) Application for outline planning permission for the erection of a dwelling with access, layout and scale for approval. Appearance and landscaping reserved for subsequent approval 9 Southside Congresbury BS49 5BS
Resolved: That the Planning Committee recommends approval of this application.
- g) [17/P/5171/FUL](#) Insertion of 3no. new windows and 1no. door to South West elevation; widen window to French door on South West elevation and part render wall; modify window on South East elevation Unit 1 & 2 Brinsea Road Farm Brinsea Batch Congresbury Bristol North Somerset BS49 5JP
Resolved: Congresbury Parish Council originally recommended refusal of the original application as it was believed that the loss of viable industrial units in the Parish, converting to large dwellings was not acceptable.
The Planning Committee appreciates that this decision has been made and therefore would recommend that the minor changes in this application are accepted which would make the dwellings more habitable and marketable.
- h) [18/P/2019/TRCA](#), The Birches Mill Lane Congresbury Bristol North Somerset BS49 5JD,
T1 Yew. Remove deadwood. Crown lift to 3m over adjacent road/footpath

T2 Robinia. Tree twin stemmed. One large stem (east side of tree) with considerable lean and notable dieback. Remove leaning stem to 1m above ground level. Leave remaining stem intact.

T3 Gingko. Remove lowest lateral branch 1.8m from stem. Branch reaching over adjacent pond. Small branch removal will have insignificant effect upon tree.

T4 Walnut. Reduce branches overhanging adjacent garage by 3m. Reshape remainder of tree.

T5 Sycamore. Remove tree to promote growth of nearby trees by 1m.

T6 Oak. Remove entirely lowest branch overhanging adjacent roadway

T7-T10 Cypress. Reduce in height by 50%

T11 Sycamore. Remove tree. Self-sown poorly specimen suppressed by adjacent conifers

T12 Robinia. Remove lowest limb on south side overhanging lawn

T13 Silver Birch. Remove tree. Notable dieback, tree clearly in decline

T14 Leyland Cypress x2. Reduce in height to 3m to match adjacent hedge and trim up

Resolved: That the Planning Committee refers the decision to the North Somerset Tree Officer.

17043 Settlement Description

Members advised that the amended settlement description of Congresbury was correct at this time. The Clerk to check the changes made against the original version and advise North Somerset Council accordingly.

17044 Planning Decisions :

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

Meeting finished 8.40 pm

Signed: Date: