



Congresbury Parish Council

Orchard House
The Old School Rooms
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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 19th August 2019 at 7.30pm.

Present: Cllrs Beyfus, Clarke, Hill, Greaves and Sheehan

There were 7 members of the public present.

Emergency evacuation procedure

Public Participation

Cllr Greaves read Congresbury Parish Councils draft submission for item 19020 which will be submitted the Planning Inspectorate supporting the North Somerset Council case in rejecting the appeal by Gladman Developments road improvements to Wrington Lane. Tom Leimdorfer responded and expressed his support to the draft submission. Mary Short and John Mills on behalf of Congresbury Residents Action Group (CRAG) stated they will also be submitting information to the appeal against the proposal. Alison Burlton explained that the intended crossing point to be used by pedestrians if the changes were adopted and would be dangerous from the over-hanging trees. Tom Leimdorfer explained that the more objections received particularly focusing on different aspects would add weight to the success of the appeal.

With regard to item 19017 (f) Tom Leimdorfer gave a brief outline of the main objections to the development of the site. He noted that there were now 15 affordable dwellings included in the detailed submission. This being 30% of the 50 houses being planned. He was concerned that the mix did not fulfil the established needs of the Village to provide bungalows and less expensive 2 bedroom houses. Concerns were also made in respect of the lack of archaeological information and the density of the development and the layout. It was noted that provision has been made for the recommended bat corridor.

19015 **Apologies for absence**
None

19016 **Declarations of Interest**
N/A

19017

To consider the following planning applications:

- [19/P/1694/LDE](#) Application for Certificate of Lawful Development for an existing use. Land And Building Known As Elms Farm 101 Brinsea Road Congresbury Bristol BS49 5JL
Resolved: That the Planning Committee recommends refusal of the application as there was insufficient information provided.
- [19/P/1826/TEN](#) Notification under Regulation 5 of the proposed installation of fixed line broadband electronic communications apparatus to include 1no. 10m pole (8.2m above ground) Land To Rear Of Congresbury Service Station Weston Road Congresbury BS49 5EB
Resolved: That the Planning Committee recommends approval of the application.
- [19/P/1708/FUH](#) Detached double garage and office to front of property. Redhouse Farm Honeyhall Lane Congresbury Bristol BS49 5JU
Resolved: That the Planning Committee recommends refusal of the application for the concerns that the development will have a detrimental impact on the rural character of the lane and be too obtrusive on the edge of the road in front of the existing dwelling.
- [19/P/1692/FUH](#) Conversion of existing outbuildings and garage with link to existing. New double garage proposed. April Cottage 9 Silver Street Congresbury Bristol BS49 5EY
Resolved: That the Planning Committee recommends refusal of the application for the concerns that the double garage and office situated on the edge of the road will have a detrimental impact on the street scene and impede the sight lines. It will detract from the entrance into Silver Mead and set a bad precedent for over development of front gardens and encroachment of established building lines.
- [19/P/1679/LBC](#) Erection of porch to front elevation , introduction of gate to garden wall along front elevation and construction of bin store to rear side of garden wall (garden side) 31A Venus Street Congresbury Bristol BS49 5HA
Resolved: That the Planning Committee recommends approval of the application.
- [19/P/1657/RM](#) Reserved Matters application for appearance, landscaping, layout and scale for the erection of 50no. dwellings and associated work pursuant to outline permission 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) Land Off Wrington Lane Congresbury
Resolved: That the Planning Committee recommends refusal of the application for the reasons that;
 - Insufficient information has been provided to fully consider the application.

- It was felt that the site is being over developed leading to little regard for space planning leading to cramped and small plots.
- The orientation of the houses has been driven by attempting to construct far too many houses.
- No landscaping has been shown and the road widths are cramped and provide little opportunity for on street occasional parking.
- No elevations were available to make a judgement on the appearance.

19018 To consider the following tree applications:

- a) [19/P/1811/TRCA](#) T1 - Ash - Fell Bridge Villa 29 Pauls Causeway
Congresbury Bristol BS49 5DQ
Resolved: That the Planning Committee recommends approval of the application.
- b) [19/P/1810/TRCA](#) T1 - Conifer - Fell Yeo Bank High Street Congresbury
Bristol BS49 5JA
Resolved: That the Planning Committee recommends approval of the application.

19019 New Proposed Street Café Policy.

The draft NSC Street Café Policy was discussed and the contents noted. No additional information or amendments were suggested.

19020 APP/D0121/W/19/3232479 Gladman Developments Ltd

Members to consider the appeal documentation available at;
<https://planning.n-somerset.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PD18J5LPH E300>

Resolved: The draft response prepared by Cllr Greaves and The Clerk was discussed and agreed. The response will now be submitted to support NSC at the appeal hearing.

19021 Appeal APP/D0121/D/19/3230949

Members noted the planning application appeal for Stepstones Farm, Old Weston Road, Congresbury.

19022 Planning Decisions :

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

Meeting finished at 9.00 pm

Signed: Date: