

Congresbury Parish Council

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

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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 18th August 2021 at 7.30pm.

Present: Cllrs Clarke, Greaves (Chair), Hathaway and Hill

In attendance; Liz Greaves

There were no members of the public or press in attendance.

2110 Apologies for absence

Cllrs Griffiths and Tyson

2111 Declarations of Interest

Cllr Clarke with regard to item 2112 (b)

2112 To consider the following planning applications:

- a) 21/P/2143/COA Prior approval for the conversion an empty office building (former Use Class B1(a)) into a dwelling house (Use class C3) Bkg House, Brinsea Road Farm Brinsea Batch Congresbury Somerset BS49 5JP

Resolved: That the Planning Committee recommends refusal of this application for the following reasons;

- The proposed site is outside of the settlement boundary,
- It goes against Congresbury Neighbourhood Development Plan Policy H1 (a) as it is an unsustainable location as residents could not walk or cycle safely to village facilities.

If North Somerset Council officers are of the opinion to approve this application the Planning Committee asks that conditions are applied to ensure the dwelling minimises carbon footprint and if appropriate fits photo-voltaic panels.

- b) 21/P/2087/FUL Erection of 3 no. open market linked dwelling houses and 1 no. self build detached dwelling house Land Adjacent To The Grange Smallway Congresbury North Somerset

Resolved: That the Planning Committee recommends refusal of this application for the following reasons;

- The Committee can see no obvious changes to the plans that were submitted 20/P/0822/FUL and comments agreed November 2020 which were;

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- Over development of the site.
 - That an ecological survey of the site is required to include investigating if there is any contaminated land on the site.
 - The access provides no turning space for vehicles which is combined with the potentially dangerous access on a difficult bend in the road.
 - The flood assessment needs to take into consideration the potential impact to neighbouring properties.
 - The dwellings need to take into consideration the established animal boarding kennels next door and ensure mitigating measures are in place if this application is approved.
- Congresbury Parish Council agrees with the North Somerset Council decision to refuse the previous application and can see no evidence to change or alter this decision in this new application.
- c) 21/P/2031/CQA Prior approval for change of use from agricultural building to 1no. dwelling house with operational development including re-roofing, replacement and new window and doors; blockwork walls and timber cladding Agricultural Building , Moorbridge Drove Off Weston Road Congresbury Somerset

Resolved: That the Planning Committee recommends refusal of this application for the following reasons;

- The application is outside of the settlement boundary,
 - It is located in an identified high sensitivity assessment area,
 - It is believed that it is not a justified agricultural building with regard to conversion to a residential building,
 - The access is totally unacceptable as it prejudice to highways safety for the walkers and cyclists on the Strawberry Line. The Strawberry Line is a greatly used community asset and it is impossible to see that the narrow section of track could be used for vehicular access safely without detrimentally affecting the route.
 - The site is in the floodplain,
 - There is possible detrimental effect on the wildlife of the Congresbury Moor Reserve. No information about habitat and ecology has been provided on the application and how impacts would be mitigated.
- d) 21/P/1962/FUH Erection of single storey rear extension, an entrance porch and two storey side extension. Demolition of existing garage. Churchfields 17 Pauls Causeway Congresbury North Somerset BS49 5DH

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

- e) 21/P/1862/FUH Construction of a substantially glazed Orangery on the rear of a detached property 12C Wrington Road Congresbury North Somerset BS49 5AN

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

- f) 21/P/1640/LBC Listed building consent for: Chimney "A" works: Installation of flexible flu liner to existing solid fuel stove / chimney,

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capping off of chimney, including the addition of a clay chimney pot and cowl to match existing on separate chimney "C"; Chimney "B" works: Installation of solid fuel stove to 2nd sitting room, within existing unused inglenook fireplace, including new galvanised steel register plate, flexible flu-liner, including capping off of chimney and the addition of a clay chimney pot and cowl to match existing on separate chimney "C" 49 Park Road Congresbury Bristol BS49 5HJ

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

- 2113** 19/P/1657/RM Reserved Matters application for appearance, landscaping, layout and scale for the erection of 50 no. 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.

To considered the prepared draft response.

Resolved: That the draft comments against the reserved matters are submitted.

- 2114** **Bristol Airport Limited (Land at A38 and Downside Road) Compulsory Purchase order 2020**

Members noted the details of the public local inquiry and take any appropriate action.


- 2115** **Hannah Marshman Field and Neighbourhood Development Plan**

Resolved: That Members of the Planning Committee considered the offer of assisting in the delivery of the housing proposal outlined in the Neighbourhood Development Plan. The Committee felt as they were not part of the steering group for the Neighbourhood Plan that they needed further information on the plan and also on the proposal and would seek clarification and consult with members with additional expertise before proceeding.

- 2116** **Planning Decisions :**

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

Meeting ended 8:40 pm

Signed:  Date: 13th Sept 2021