



## Congresbury Parish Council

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

Chairman: Councillor Arthur Hacking  
Parish Clerk: Liz Greaves  
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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 26<sup>th</sup> July 2021 at 7.30pm.

Present: Cllrs Clarke, Greaves and Hill

In attendance; Liz Greaves

**2105 Apologies for absence**

Cllrs Griffiths, Hathaway and Tyson were absent

**2106 Declarations of Interest**

N/A

**2107 Responses submitted to North Somerset Council from May and June 2021 consultations**

**Resolved:** That members endorsed the responses submitted to North Somerset Council following a period of consultation for both the May 2021 and June 2021 planning applications.

**2108 To consider the following planning applications:**

- a) 21/P/1648/OUT Outline application for the conversion of existing buildings to an agricultural worker's dwelling with all matters reserved except for means of access (appearance, landscaping, layout and scale reserved for subsequent approval) Land And Buildings To The West Of Iwood Farm Iwood Farm Lane Congresbury BS40 5NX

**Resolved:** That Congresbury Parish Council Planning Committee recommends refusal of this application. The Planning Committee refers to the comments made in the refusal of the previous application 20/P/0824/OUT which included the following reasons;

- a) The access onto Wrington Road is very dangerous and it is on a very difficult bend. The Parish Council is aware of incidents on this bend and therefore believes that on this reason alone the current application must be refused.
- b) The development is also outside of the settlement boundary and is not a sustainable location at a great distance from all services and facilities.
- c) The application goes against the principles in Congresbury Neighbourhood Development Plan Policy H1 for sustainable development location principles.

d) The Parish Council is also in agreement with the comments from the Senior Archaeologist with regard to the protection of the non-designated heritage asset.

The Committee agreed that the new application provided a comprehensive and detailed Heritage Assessment; however this did not provide any reassurance as the design proposals were not outlined and therefore further details need to be provided. There seems to be no further information provided for the need of a new agricultural workers dwelling which was a reason for refusal by North Somerset Council. It is believed that there are no changes so therefore no essential need has been demonstrated in this application.

b) 21/P/1706/FUH Proposed erection of two storey side and rear extensions following demolition of existing utility room and conservatory to the rear. Sunnymead Brinsea Batch Congresbury North Somerset BS49 5JR

Comments previously submitted to recommend approval of this application

c) 21/P/1745/HHPA Prior approval request for the erection of a single storey rear extension with a flat roof that would 1) extend beyond the rear wall of the original house by 4 metres; 2) have a maximum height of 4 metres and 3) have eaves that are 4 metres high 12 Southlands Way Congresbury North Somerset BS49 5BP

North Somerset Council made decision on 23 July 2021 that prior approval was not required.

d) 21/P/1831/CRA Prior approval for the change of use of all of one barn and part second barn from agricultural use to Use class Eg (previously Use Class B1c) Light Industrial use The Warehouse, Holly Tree Farm Silver Street Congresbury BS49 5EY

**Resolved:** That Congresbury Parish Council Planning Committee recommends approval of this application subject to no additional traffic movements. The road leads to the Strawberry Line and is a very busy route for cyclists and walkers and therefore safety is paramount in this area.

e) 21/P/1820/LDE Certificate of Lawfulness for the existing use as a residential dwelling without compliance with the agricultural occupancy condition. Orchard Lodge Brinsea Batch Congresbury North Somerset BS49 5JP

**Resolved:** That Congresbury Parish Council Planning Committee resolved to make no comment on this application.

f) 21/P/1938/FUH Demolition of existing timber porch structure and proposed erection of a new replacement side utility/porch extension. 11 Yew Tree Park Congresbury North Somerset BS49 5EP

**Resolved:** That Congresbury Parish Council Planning Committee recommends approval of this application.

g) 21/P/1923/AOC Request to discharge condition number 6 (Landscaping scheme) of planning permission 20/P/1068/FUL. 1 Mulberry Road Congresbury North Somerset BS49 5HD



**Resolved:** That Congresbury Parish Council Planning Committee recommends refusal of this application due to trees being important asset and essential in the fight against climate change.

**2109**

**Planning Decisions :**

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

Meeting ended 8:05 pm

Signed:  .....

Date: 9<sup>th</sup> Aug 2021 .....