


# Congresbury Parish Council

## Planning Policy

|   |   |                  |               |
|---|---|------------------|---------------|
| Date of adoption by Parish Council      | 17 <sup>th</sup> February 2020  | Next review date | February 2022 |
| Signature of Chairman of Parish Council |  | Policy reference | 004-TOR-PL    |

Congresbury Parish Council has a right to be consulted on all planning and development applications and decisions relating to the parish, and is normally given 21 days to respond. The Parish Council will consider all applications and make recommendations to the local planning authority of North Somerset Council who has a duty to consider these views when reaching a decision.

### **1. Planning Committee**

The Planning Committee meets usually on the 3<sup>rd</sup> Monday of the month at 19.30 in the Old School rooms. The Terms of Reference of the Planning Committee includes responsibilities which are;

1. To make recommendations to North Somerset Council on all matters relating to planning, including but not exclusively planning applications, planning appeals, tree preservation orders (TPO's), enforcement notices and on planning policy reviews at local, regional and national levels. To ensure that all responses to the local authority give the Parish Council's detailed reasons for recommending approval or refusal of the application.
2. The committee shall meet for a minimum of one meeting per month provided there are sufficient applications or planning matters to consider. The Clerk has delegated powers to review and respond to planning applications on behalf of Congresbury Parish Council in the absence of a Planning Committee meeting.
3. To update the Parish Council Planning Policy and recommend any amendments to the Full Council.
4. To hold public meetings where appropriate.
5. To request where appropriate for the Ward Councillor to 'call in' an application to North Somerset Council Planning and Regulatory Committee.
6. To make recommendations for s106 contributions and Community Infrastructure Levy in application responses to North Somerset Council when necessary.

### **2. Congresbury Neighbourhood Development Plan 2019-2036**

The Congresbury Neighbourhood Plan was made at Council on 12 November 2019 following the successful referendum result on 19 September 2019, with 86% voting in favour of the plan. The Plan has been prepared by Congresbury Parish Council, with help from the local community and North

Somerset Council. The plan will help to shape the parish in forthcoming years and will be used to help make decisions on planning applications within the parish. The plan proposes allocating land for housing and employment, aims to protect local green spaces, valued countryside and community facilities, proposes improvements to cycle routes and highways and aims to protect and enhance the historic environment.

Any decisions made by the Planning Committee will refer to the Neighbourhood Plan where appropriate. The Neighbourhood Development Plan process, as set out in the Localism Act 2011, enables communities to better shape the place where they live and work, to inform how developments take place and help influence the type, quality and location of those developments, ensuring that change brings local benefit. The Congresbury Neighbourhood Development Plan is based on extensive research and influenced by robust engagement with the local community. It has full weight legal status in the determination of planning applications and provides details on how to prioritise the spending of any s106 or Community Infrastructure Levy (CIL) to ensure maximum benefit for the community.

The Congresbury Neighbourhood Development Plan supports local development needs as set out in the emerging North Somerset Local Plan up to the year 2036 and is part of the Statutory Development Plan for North Somerset. The Plan is in conformity with the strategic direction of the North Somerset Core Strategy. It allows the village to develop through steady but moderate growth, meeting the housing needs of the community while at the same time preserving the importance of the Green Belt, rural landscape and the conservation area and heritage assets. It also considers the infrastructure needed to support such growth.

The duration of the Neighbourhood Development Plan is up to 2036. It aligns with the emerging North Somerset Local Plan which covers the plan period 2019-2036. The strategic planning context is provided by the adopted North Somerset Core Strategy (2017).

The summary of the neighbourhood Development Plan are summarised below;

## **POLICIES**

### Housing

- H1 Sustainable development location principles
- H2 Sustainable development site principles
- H3 Housing Allocations
- H4 Affordable housing allocation

### Facilities

- F1 Protecting and enhancing community services

### Environment and Heritage

- EH1 Enhance the Conservation Area
- EH2 Area of High Landscape Sensitivity
- EH3 Local Green Space Designations
- EH4 Landscape and wildlife preservation measures
- EH5 Renewable Energy

### Employment

- E1 Retention of business and employment within the Parish

## COMMUNITY ACTIONS

Transport and Highways

CA T1 Strawberry Line

CA T2 Parking, Walking and Cycling Solutions

CA T3 Mitigating Traffic Problems and Enhancing Sustainable Travel Facilities

CA F1 Community Facilities

Environment and Heritage

CA EH1 Conservation Area Character Appraisal

CA EH2 Community Led Renewable Energy Schemes

The full plan and appendices is available at; <https://www.n-somerset.gov.uk/my-services/planning-building-control/planningpolicy/neighbourhood-plans/congresbury-neighbourhood-plan/>

### 3. Conservation Area

Congresbury has a Conservation Area which is outlined in Appendix 2 and the buildings listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended in the village of Congresbury for its special architectural or historic interest are contained in Appendix 1. The Congresbury Conservation Area Appraisal and Management Plan was adopted on 23<sup>rd</sup> October 2019. Conservation area appraisals and management plans are documents which outline the special characteristics of a conservation area, how these are managed, and are used to maintain and improve their historical character. They highlight the character of the area, the building designs, green spaces and the special viewpoints which make these areas worthy of protection. The document is available at; <https://www.n-somerset.gov.uk/wp-content/uploads/2020/01/Congresbury-conservation-area-1.pdf>

The management plans offer advice on how these areas are maintained, where there are areas for improvement, and how new development within the area needs to preserve and enhance what is special about the conservation area.

The Planning Committee will take this document into account when making any comments on planning applications or advising of any breaches of policy in the Conservation Area.

## Appendix 1

Buildings listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended in the village of Congresbury for its special architectural or historic interest.

| TITLE   | TYPE    | LOCATION  | GRADE |
|---|---------|---|-------|
| The Refectory & the Vicarage  | Listing | The vicarage, church drive, Congresbury, North Somerset   | I     |
| Knight monument in churchyard 1 metre south of chancel, church of St Andrew's               | Listing | Knight monument in churchyard 1 metre south of chancel, church of St Andrew, church drive, Congresbury, North Somerset                        | II    |
| Parish boundary stone   | Listing | Parish boundary stone, Cleeve Hill road, Cleeve, North Somerset   | II    |
| Honey Hall  | Listing | Honey hall, honey hall lane, Congresbury, North Somerset  | II    |
| Rhodyate Lodge  | Listing | Rhodyate lodge, Rhodyate hill, Congresbury, North Somerset  | II    |
| Urchinwood Manor  | Listing | Urchinwood Manor, Urchinwood Lane, Congresbury, North Somerset  | II    |
| Barn to north west of Urchinwood Manor  | Listing | Barn to north west of Urchinwood Manor, Urchinwood Lane, Congresbury, North Somerset  | II    |
| Pineapple farmhouse with garden walls   | Listing | Pineapple farmhouse with garden walls, venus street, Congresbury, North Somerset  | II    |
| Yeoman's orchard  | Listing | Yeoman's orchard, venus street, Congresbury, North Somerset   | II    |
| Thatchway farmhouse   | Listing | Thatchway farmhouse, Wrington road, Iwood, Congresbury, North Somerset  | II    |
| Park farmhouse  | Listing | Park farmhouse, Congresbury, North Somerset   | II    |
| Silver Street House   | Listing | Silver Street House, Silver Street, Congresbury, North Somerset   | II    |
| Village cross   | Listing | Village cross, Broad Street, Congresbury, North Somerset  | II*   |
| Church of St Andrew   | Listing | Church of St Andrew, church drive, Congresbury, North Somerset  | I     |
| Burrow monument in churchyard 6 metres south of porch, church of St Andrew                  | Listing | Burrow monument in churchyard 6 metres south of porch, church of St Andrew, church drive, Congresbury, North Somerset                         | II    |
| Walls and unidentified monuments in churchyard 1 metre east of church of St Andrew          | Listing | Walls and unidentified monuments in churchyard 1 metre east of church of St Andrew, church drive, Congresbury, North Somerset                 | II    |
| Ship and Castle Inn   | Listing | Ship and Castle inn, High Street, Congresbury, North Somerset   | II    |
| The Court House   | Listing | The Court House, Pauls causeway, Congresbury, North Somerset  | II    |
| Clarence Court  | Listing | Clarence Court, Kent Road, Congresbury, North Somerset  | II    |
| Brinsea Batch farmhouse   | Listing | Brinsea Batch farmhouse, Brinsea batch, Congresbury, North Somerset   | II    |
| John wall railed tomb enclosure in churchyard 10 metres south east of chancel, church of St | Listing | John wall railed tomb enclosure in churchyard 10 metres south east of chancel, church of St Andrew, church drive, Congresbury, North Somerset | II    |

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| Andrew                                     |            |  |    |
| Silvercraig; the Old Rectory               | Listing    | The Old Rectory, High Street, Congresbury, North Somerset      | II |
| The Birches                                | Listing    | The Birches, 1,2 and 3, Mill Lane, Congresbury, North Somerset | II |
| Rhodyate House                             | Listing    | Rhodyate House, Wood Hill, Congresbury, North Somerset         | II |
| Bridge over river yeo                      | Listing    | Bridge over river yeo, Congresbury, North Somerset             | II |
| Bow bridge over river yeo                  | Listing    | Bow bridge over river yeo, Congresbury, North Somerset         | II |
| Collins bridge over river yeo              | Listing    | Collins bridge over river yeo, Congresbury, North Somerset     | II |
| Large univallate hillfort on Cadbury Hill  | Scheduling | Yatton, North Somerset   |    |
| Congresbury village cross                  | Scheduling | Congresbury, North Somerset                                    |    |
| Churchyard cross in St Andrew's churchyard | Scheduling | Congresbury, North Somerset                                    |    |

Appendix 2  
Congresbury Conservation Area

