



Congresbury Parish Council

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

Chair: Councillor Jane Clarke
Parish Clerk: Nicky Andrews
RFO: Gemma Palmer
Administrator: Catrin Lewis

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**All Council meetings are open to the
public and press**

TO: All Members of the Planning Committee

24th June 2025

Dear Councillor,

You are summoned to a meeting of the **Planning Committee of Congresbury Parish Council** at the St Andrew's Room, the Old School Rooms, Congresbury, BS49 5DX on **Monday 30th June 2025** at **7.30pm**. The meeting will consider the items set out below.

At the start of the meeting there will be a public participation session to enable the people of Congresbury to address the Council on any issue, subject to time available. Each speaker will be limited to a period of up to five minutes with a maximum total time of 15 minutes.

Nicky Andrews

Parish Clerk

Emergency evacuation procedure for the Old School Rooms is the car park.

A G E N D A

1. Election of the Chair 2025/2026

To elect the Chair of the Planning Committee for the year 2025/2026

2. Public participation

The Chairman of the Committee will select the order of the matters to be heard. Each speaker will be limited to a period of three minutes (to a maximum of 15 minutes total public participation at the Chairman's discretion).

3 Apologies for absence

To receive any apologies for absence.

4 Declarations of Interest

Members to declare any interests, including Disclosable Pecuniary Interests (DPI) they may have in agenda items that accord with the requirements of the Parish Council's Code of Conduct and to consider any requests from members for dispensations.

5 Minutes of the previous meeting

To confirm and sign the minutes of the meeting of the Planning committee meeting held on 19th May 2025.

6 To consider the following planning applications:

a) [25/P/0955/FUL](#) - 26 Stonewell Drive Congresbury BS49 5DW - Proposed erection of 1no. dwelling and expansion of existing hardstanding.

b) [25/P/0990/CQA](#) - Four Winds Farm Brinsea Batch Congresbury BS49 5JP – Prior approval for the conversion of agricultural buildings and area of land immediately surrounding the buildings to 1no. residential dwelling house (Use Class C3) with operational development including rendering of walls, insertion of new windows and doors, and installation of solar panels on roof

c) [25/P/1013/FUH](#) - 1 Woolmers Wrington Hill Wrington BS40 5PT - Proposed demolition of existing single storey rear extension. Erection of a part-first floor, part single-storey rear extension alongside window alterations to the rear elevation.

d) [25/P/1023/FUL](#) - Land East Of 48 Venus Street Congresbury BS49 5EZ - Section 73 application to vary condition 2 (plans), 11 and 12 attached to planning permission 23/P/1792/MMA (minor material amendment to vary Condition 2 (approved drawings) on permission 22/P/3008/FUL (proposed Erection of 1 No. New dwelling)) to allow for smaller dwelling with slight alterations to the access

e) [25/P/1109/TRCA](#) - Ground Floor Bridge House High Street Congresbury BS49 5JA - T1 - Rowan - Crown reduction by 2 metres and crown thinning by 10% to improve the amount of light into the estate agents' offices. T 2 Prunus sp - complete removal. - The plum tree has a heavy trunk lean and multiple stems - There is a risk to members of the public slipping on fallen fruit which lands in the courtyard as well as the street outside.

f) [25/P/1114/LDE](#) - Garden Cottage 8 Brinsea Road Congresbury BS49 5JF - Certificate of lawfulness in respect of the change of use of a building to use as a single independent dwelling house

[g\) 25/P/1212/FUL](#) - Land At Brinsea Green Farm Brinsea Lane Congresbury - Application to vary conditions 9 and 10 part "a)" and part "b)" (BESS drainage design) attached to planning permission 23/P/2159/FUL (Proposed Installation and operation of a renewable energy generating station comprising ground-mounted photovoltaic solar arrays and battery-based electricity storage containers together with a switchgear container, inverter/transformer units, a substation, site access, internal access tracks, security measures, access gates, other ancillary infrastructure and landscaping and biodiversity enhancements, with a widened gated access at the junction of Brinsea Green Farm and Brinsea Lane).

[h\) 25/P/1218/TPO](#) - Glebelands Station Road Congresbury BS49 5DX - Glebelands Station Road Congresbury BS49 5DX - Hawthorn (14) - Fell (UNDER A 5 DAY NOTICE) Reason - Dead tree with split and decayed main stem over footpath (see pictures)
Replanting - Whitebeam 8/10 Standard to be planted close to felled tree in Autumn 2025

7. Planning Decisions

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

8. Date of the next meeting

The date of the next meeting.