



## 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 March 2026**

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, Station Road, Congresbury, BS49 5DX on **Monday 30<sup>th</sup> March 2026 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. 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).

### 2. Apologies for absence

To receive any apologies for absence.

### 3. 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.

### 4. Minutes of the previous meeting

To confirm and sign the minutes of the meeting of the Planning committee meeting held on 23<sup>rd</sup> February 2026.

### 5. To consider the following planning applications:

**a) [26/P/0345/AOC](#)** - Land to the West and East of the Strawberry Line Brinsea Road Congresbury - Request to Discharge conditions 4 (Soft Landscaping and Proposed Planting), 7 (Bat Night Roosts), 8 (Ecological and Bat Monitoring Plan) and 11 (Surface Water Drainage Scheme) from application 25/P/0809/FUL.

**b) [26/P/0348/AOC](#)** - Land North of Mulberry Road Congresbury BS49 5HD - Request to discharge condition 22 (15% energy generation) from application 22/P/0459/OUT.

**c) [26/P/0353/AOC](#)** - Land North of Mulberry Road Congresbury - Request to discharge condition 5 (Construction Environmental Management Plan (CEMP) on application 22/P/0459/OUT, (allowed on appeal ref APP/D0121/W/24/3344142).

**d) [26/P/0354/AOC](#)** - Land North of Mulberry Road Congresbury - Request to discharge conditions 15 (Arboricultural Method Statement) and 16, (Landscape and Ecological Management Plan) on application 22/P/0459/OUT (allowed on appeal ref APP/D0121/W/24/3344142).

**e) [26/P/0392/TEN](#)** - Verge on Moorbridge Drove Off Weston Road Congresbury BS49 5EB - Notification under Regulation 5 of the Electronic Communications Code of the intention to install fixed line broadband apparatus comprising of the installation of 4no. 10m light wooden poles. **THIS IS NOT A PLANNING APPLICATION.**

**f) [26/P/0381/CRA](#)** - Agricultural Building off Iwood Lane Congresbury - Application to determine if prior approval is required for the change of use of an agricultural building and its curtilage to recreational use.

**g) [26/P/0401/ELE](#)** - Land to East Of 28 Mill Lane Congresbury BS49 5DA - Notification of National Grid's intention to refurbish the pole mounted transformer on pole no. 18SA4, including the replacement of the existing 200kVa transformer with 315kVa transformer. The existing 11m & 10m Medium poles will be replaced by two 11m Stout poles. The existing stay wires will also be replaced. We are also looking to move the location of the H pole approximately 30m in order to achieve the necessary stay spread. **THIS IS NOT A PLANNING APPLICATION.**

- h) [26/P/0426/LDE](#) - 2A Wrington Road Congresbury BS49 5AN - Certificate of lawfulness to confirm that the existing dwellinghouse has been substantially completed and in continuous residential use exceeding 10 years.
- i) [26/P/0428/AOC](#) - Land North of Mulberry Road Congresbury - Request to discharge condition 11 (surface water drainage works), 12 (sustainable drainage scheme) and 13 (flood resilience and resistance measures) on application 22/P/0459/OUT, (allowed on appeal ref APP/D0121/W/24/3344142).
- j) [26/P/0427/AOC](#) - Land North Of Mulberry Road Congresbury - Request to discharge condition 18 (assessment of contamination) on application 22/P/0459/OUT, (allowed on appeal ref APP/D0121/W/24/3344142).
- k) [26/P/0529/AOC](#) -Land to the West And East of the Strawberry Line Brinsea Road Congresbury - Request to discharge conditions 6 (Landscape and Ecological Management Plan), 18 (Construction Environmental Management Plan), 21 (Construction Compound Layout), 22 (Construction Traffic Management Plan) and 25d (Road Condition Survey) alongside partially discharge condition 15 (Land Contamination) on application 25/P/0809/FUL.
- l) [26/P/0543/TEN](#) - Land at the Corner of Electricity Board Sub Station Stock Lane Langford - Notification under Regulation 5 of the Electronic Communications Code Regulations of the proposed erection of a 10m pole in connection with BT installation of fixed line broadband electronic communications apparatus.

**6. Planning Decisions**

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

**7. Date of the next meeting**

The date of the next meeting.