

Congresbury Parish Council

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

Chairman: Councillor Diana Hassan
Parish Clerk: Liz Greaves
Administrator: Kirsten Griffiths

Tel: 01934 838802
www.congresbury-pc.gov.uk
Email: clerk@congresbury-pc.gov.uk
Email: admin@congresbury-pc.gov.uk

ANNUAL PARISH MEETING

The Annual Parish meeting was held on Thursday 10th May 2018 at 7.30 pm in the Old School Rooms, Station Road, Congresbury.

MINUTES

1. Welcome and introductions

Cllr Di Hassan Chairman of the Parish Council opened the meeting and welcomed the 26 people including 22 residents of the Parish of Congresbury. Cllr Hassan introduced herself and the Clerk and outlined the format of the Parish Meeting. She outlined that the previous Administrator/RFO was taken ill whilst on holiday over Christmas and following this he decided to retire from the Parish Council. He is making a good recovery which is very pleasing. Cllr Hassan welcomed Kirsten Griffiths who started this week in this role.

2. Apologies for absence

Apologies were received from;

- Cllr's Clarke, Hacking, Sampson and Eastment.

3. Minutes of the Parish Meeting of 15th May 2017

The minutes of the Parish Meeting held on 15th May 2017, issued to all present prior to the commencement of business, were approved by the meeting as a true record and signed by Cllr Hassan.

4. Bristol Airport Expansion– Holly Miller, Consultation & Engagement Executive and James Sherman, Head of Sustainability

Holly and James outlined the Master Plan for Bristol Airport. At the end of September 2017 there were about 8 million passengers a year, it is expected that this figure will increase to 10 million in 2021 and increasing to an estimated growth of 19 million in 2045. This growth is why a new master plan is being developed. The initial 10 week consultation phase has been completed from Nov 2017 to Jan 2018 with 13 drop in sessions and 1,750 responses, some from abroad. A quarter of the responses were with regard to surface access which includes roads, public transport and access. The next largest concern of respondents was on the topic of environment including localised flooding and noise and air quality.

On the 14th May the next stage of consultation begins on master plan development options. This will lead to a planning application submitted to North Somerset Council to

increase capacity to 12 million passengers per annum. An application will need to retain flexibility for the future and make best use of the existing site.

Drop in Consultation will take place in Congresbury on 14th June in the Old School Rooms. Also direct mail to residents and newspaper and online adverts, website and social media.

The Local Community Fund of £150,000 a year was discussed. There is a Diamond Fund which has up to £60,000 for local projects that would not be eligible for the main fund and also schemes for local residents who have issues with noise at their properties.

The floor was then opened for questions and responses from the team which were as outlined below;

Q1. Congresbury has an issue with regard to noise which is possibly greater than Wrington who border the airport. Congresbury is however unable to benefit from the Local Community fund.

A. That is where the Diamond Fund would be applicable. The Department of Transport are looking at onsite impacts and there may be a change in the noise levels of a reduction of 3dB. This may make a difference to noise levels permitted.

Q2. The noise levels depend on the wind direction and this affects Congresbury greatly.

A. The levels of noise depends on averages and therefore the levels are not dependent on wind direction. Newer aircraft are coming onto the market which have significantly reduced noise. The expansion plans will encourage these types of planes to use Bristol Airport.

Q3. Some planes cut corners from the allocated routes, if this happens the noise is considerably increased in the village.

A. The aircraft tracks are monitored and any airline operators that do not follow the route are spoken to. It is hoped that improvement are made to this bad practice going forward.

Q4. Do you check noise levels?

A. Yes, there are 3 fixed monitors and a mobile system. This can be provided to residents who have concerns and could lead to mitigation schemes on a case by case basis.

Q5. It is difficult for users of the airport to get to the gates, especially those with any mobility issues. Are there plans for moving travelators?

A. The external elements are being consulted on at the moment; internal elements will be addressed in the future. However, comments are welcomed. The other consultation dates will be on the website from Monday.

Q6. There appears to be indicated a 50% increase over 7 years, has this been assessed as required and associated impacts would be mitigated?

A. A study was undertaken of demand, directly indicated demand profile in the region and the UK. Way which would be done is to decrease the spare capacity on aircrafts rather than directly increase the number of flights. There will be a study undertaken with regard to transport impacts and it is shown that main travel will be on the A38



and the plan will inform any future works required. New Manager has been recently employed to take this forward.

5. Neighbourhood Planning

Cllr Hassan provided an update on the neighbourhood planning process. She began by Over the past 4 years we have spent a great deal of time and money fighting planning appeals. North Somerset Council still has to find a number of sites to meet its commitments, however, North Somerset Council is now able to demonstrate a 5 year housing supply –but Congresbury is still vulnerable to Developer led applications. One of his reasons for Refused was that it had not been highlighted as a development site by the Backwell Neighbourhood Plan. This was given precedence over the fact that North Somerset could not demonstrate they had a 5 year housing supply. Within a few days of this decision, Newlands Homes revised their plans for development in Claverham. The Claverham Neighbourhood Plan allocated up to 70 dwellings on the former brownfield site, but the developers wanted to build also on two adjoining fields, contrary to the Claverham Neighbourhood Plan and the Core Strategy. The Backwell decision showed that they would be unsuccessful and they abandoned their expansion. These two local cases highlight how important a NP is and how it can protect a community from unwanted developers.

With a Neighbourhood Plan only have to demonstrate that the local authority has a 3 year housing supply. Community Infra Structure payments to the village are increased from 15% to 25%.

Cllr Hassan went on the outline the key areas the plan focuses on;
The key policies for housing are;

- Congresbury Neighbourhood Plan supports sustainable development in line with the principles of Core Strategy CS32 for Service Villages.
- New developments should be located where residents are able to safely walk and cycle reasonable distances to village facilities and services and have easy access to public transport.
- To preserve the unique identity of the village and to protect the landscape and rural character, any new developments should be located where they minimise the dispersal of dwellings outside of the existing settlement area.
- There should be no development in the strategic gap between Congresbury and Yatton.
- There should be no development south of the line formed by Silver Street/Mead and Venus Street/Nomis Park in accordance with Policy EH2 of this plan.
- Preference will be given to site locations where additional traffic will have the least impact on the two junctions of B3133 and A370. Given the cumulative effect of out-commuting and the limited capacity of the Smallway and High Street junctions, the total number of new development to 2036 should not exceed 150 dwellings.
- Infill development will be considered in sustainable locations close to the village centre. No building in the village should exceed three storeys in height.
- No development should exceed more than 25 dwellings.



- There is a recognised need for affordable housing and there should be no development of 5 or more dwellings without the full on site provision of a minimum of 35% affordable housing (for rent or shared ownership).
- Consistent with Core Strategy policy CS15, new development should have regard to the needs of first time buyers as well as the needs of elderly and disabled residents.
- All housing should aim to minimise carbon footprint and energy requirements and aim for Passivhouse Passivhaus or 'Excellent' BREEAM rating level of construction.
- The fitting of photo-voltaic panels to domestic property will be encouraged where appropriate in terms of architecture and location. New developments of more 5 dwellings should include proposals for obtaining 10% of their energy needs from renewable sources.
- Work is still continuing to identify and evaluate potential sites for development. This process includes contacting the landowners to inform them that the Neighbourhood Plan is considering their land for inclusion. This process will be completed before the consultation phase will start.

Key policies for Transport and Highways are;

- The introduction of village gateway features on all four approaches to Congresbury coupled with a reduction of the speed limits to 30mph.
- Apply a 20 mph speed limit to all residential roads off both the A370, and the B3133 to improve the environment of Congresbury.
- Improvements at the A370 / B3133 junctions at both the Station Road / High Street, and at Smallway to assist the crossing of both junctions by pedestrians.
- Improvements to the B3133 particularly to the south along Brinsea Road to increase footway widths, to provide traffic calming to reduce vehicular speeds along the B3133, and measures to mitigate the impact of HGVs acknowledging that the potential to remove any significant numbers of HGVs may be very limited.
- To designate Wrington Lane, Iwood Lane, Honeyhall Lane and Woodhill at 'Quiet Lanes'.
- Reduction of traffic signage.
- Any new development will be encouraged to have good pedestrian access and provide adequate cycle provision for residents and visitors. Adequate cycling provision must also be provided at all shopping areas, parks and other recreational sites.
- The provision of strategically located dropped kerbs is also important to allow disabled access to all the village facilities.
- The provision of disabled parking bay(s) in Broad Street and in the precinct car park. It is especially important to have a disabled bay in front of the current pharmacy.
- Apply parking restrictions to provide short-term car parking bays in Broad Street to enable shoppers to park more easily to access the key shops and services.
- Encourage the siting of a electric vehicle charging points within the parish.
- Improve access to the Strawberry Line. Investigate the feasibility of installing a shared cycle/footpath along the A370 by removal of central hatching.

Key policies for Facilities are;

- The Parish Council intends to continue to maintain the Old Schools Rooms for the benefit of the community.



- Designate the allotments as a community asset..
- Support the proposal for a new community hall on the King George V playing fields as voted for in the village referendum in 2016.
- Proposal to look for new area for burial ground (possibility of a natural burial ground) and it to be considered at the application stage of any new development.

Key policies for Environment and Heritage are;

- Listed and other locally important buildings and structures and their archaeological sites will be protected and where possible enhanced.
- Enforcement of a local signage policy in the Conservation Area.
- Development of a scheme to protect the Cross.
- Designation of an area of separation south of the village.
- Increasing the designation of local green spaces
- Development proposals criteria which maintain and enhance the connectivity of all green corridors, include local wildlife sites, aged or veteran trees and hedges, have a 'dark skies' policy in relation to light pollution, mitigating provisions against noise pollution, have a provision for natural landscaping, have buffer zones to Sites of Scientific Interest, local nature reserves and local wildlife sites including the Strawberry Line to be maintained.
- Encourage community led renewable energy schemes.

Key policies for Employment are;

- Planning permission for conversion of business premises, (Classes B1, B2 and B8) to residential use will not be granted unless there are exceptional circumstances.
- Subject to acceptable impact on nearby residential areas minor development proposals to facilitate home working, (such as office or small craft work) will be permitted.
- Encourage the conversion of redundant farm buildings into small industrial units.
- The old Greenholm Nursery site should be designated as an employment site.

Cllr Hassan outlined what happens next which is;

1. In discussion with North Somerset ensuring draft Plan conforms to national & local planning legislation
2. Consultation period, your opportunity to help shape the Plan and amend as appropriate
3. Submission to the local authority, followed by a 6 week consultation period
4. Independent examination by an inspector
5. If approved goes to a referendum
6. If more than half of the votes are in favour of the Plan, it comes into force as part of the statutory development plan for the area.
7. The Plan only has legal effect once it has been formally approved by the local planning authority.

Cllr Hassan summarised by saying that the Neighbourhood Plan is not just concerned with housing but looks at traffic and highways issues, facilities, preservation of green spaces and wildlife, the conservation area etc
Information on the Plan will be made available on



- Parish Council website
- Village website
- Village notice boards
- and in Congresbury Community Library

6. Congresbury Community Library

Margaret Leimdorfer introduced herself as a member of the Community Library Management Group and is giving the talk as the Chair Gail Lee is on holiday.

Margaret stated that 'as you will be aware North Somerset Council agreed to transfer the responsibility of running the Library over to the Parish Council, effective from 1st July last year, so we have been running on volunteers for about 10 months now. This was a huge undertaking and there have been a few problems along the way, but overall this has been very successful thanks to the hard work and commitment of the volunteers and, of course, the support from the local community.

We were thrown into the deep end with the start of the Summer Reading Challenge which began from day one of the takeover. However this was our library's best performance yet with the number of children enrolled up from 86 the previous year to 127, and the percentage of finishers significantly increased also.

We have established an Honesty Library which has been made possible by donations of books in good condition. This has substantially increased the stock of books available for borrowing and is proving to be very popular.

Due to demand we have established the Jigsaw Swap Shop as a regular event on the last Saturday Morning of each month. A good selection of jigsaws plus refreshments are available.

The chess club starts on 16th May 6.30 – 9pm every Wednesday, there are a few spaces left so come along if you wish to join or drop into the library for more details.

We have regular displays of interest set up in the library – this month the local history group are providing a display on the Congresbury Bridge.

We have had one extremely interesting and popular talk by Professor Steve Sparks on enormous Volcanic eruptions. We are holding another talk by Professor Ronald Hutton (the TV one in Cunk on Britain) – The Quest for the Historical King Arthur on 31st May, the tickets have almost sold out so to avoid disappointment please buy them soon. We intend to hold a series of talks during the autumn and winter months.

The Library volunteers are essential for the continued running of this community lead facility. Currently we have 24 signed up and active volunteers, but we need more and are actively seeking new people to join us. So please pop into the library or Parish Council Offices or contact one of the Management Group for an application form or further information on what is involved.

We want to appeal to all age ranges and groups of people, so suggestions of future activities are most welcome. For example, we are thinking of establishing clubs for bridge and Scrabble - we could provide short tuition courses to get them started.

We have a Community Library website where you can find all the information about your library and future events. We also have book marks which give you all the contact details and opening times.



There are many more planned activities for the Summer and Autumn so look out for information in local press, the library and village websites, the Congresbury Chronicle and posters around the village.

Thank you for listening and I do hope we will see you in your Community Library soon'.

7. Ward member report – Tom Leimdorfer

Cllr Leimdorfer started by saying that it has been a busy year for Congresbury. We are not experiencing the major building projects seen in Langford or North End Yatton thanks to our successes in resisting some inappropriate schemes. The Strongvox appeal on the site east of Brinsea Road was dismissed for reasons similar to the dismissal of the Barratt appeal on the opposite side of the road. We had the success of the Gladman appeal being dismissed by the Planning Inspectorate. We still have the North Somerset Council approved duplicate application, but were pleased to see that the application for the change of condition relating to Wrington Lane was refused. I am not aware of further development and we have not had the Reserved Matters application. The Cobthorn Way (Sunley) site was granted outline permission only earlier this year after protracted negotiations about S106 and conditions. The site now appears to have been taken over by Strongvox, but we are yet to see a Reserved Matters application. Strongvox have completed construction on the Venus Street site. Outline planning permission was granted to Freemantle for 21 dwellings on site adjoining Bristol Road, unfortunately with only two units of affordable housing contrary to policy. Freemantle are also looking at developing the neighbouring field adjoining the Smallway. We also have planning applications for a site adjoining Station Close (behind the new restaurant) and an on-going pre-application process relating to the St. Congar co-housing scheme on Glebelands field adjoining St. Andrew's School. In addition, we have the proposals for the new surgery on Smallway, which will come to Planning & Regulatory Committee this summer.

There have been a number of enforcement cases, some of which are on-going. There have been some decisions relating to footpaths and bridleways some of which we have supported. The order to change the footpath through King's Wood to a bridleway is opposed and will be subject of a public inquiry. Work on the National Grid Hinkley Point connection will start at the Iwood Lane substation next month and near Moorland Park in about two years' time.

North Somerset Council decisions in the past year were mainly in response to increasing budget pressures. The recent rise in Council Tax will have been an unpleasant surprise to residents struggling with rising costs. The poorest experienced the largest percentage increase, widening inequality in our district. At the same time, the Council's overall funding is reducing, resulting in cuts in services for both vulnerable adults and children. Cross-party representations by the Local Government Association have been ignored by government. Cash-strapped councils are looking at all means of generating income, including rent from property deals. There is more and more reliance on what local communities can do for themselves. Some developments of interest:

- Libraries and Children's Centres – Congresbury Library is now staffed by volunteers with just three hours of NSC staff help per week. Apart from some IT problems, the library is doing well with some new ventures like lectures and coffee mornings as well as

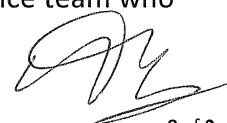


an 'honesty library' stocked with donated books to supplement the books we have from the Libraries West stock. Worle Library has moved into Worle Children's Centre. Children's Centre staffing is being reduced at Yatton and Congresbury, while the Banwell Children's Centre may close.

- Home Care – the services in this area were under pressure both last summer and during the winter cold spells. Recruitment and staff sickness problem led to the use of agency staff and service failures. With the help of Council officers, the problems are gradually being overcome. However, the proposals for the 'new offer' indicate more reliance on family, friends and community to limit increasing costs.
- Waste and recycling collection – the recycling rate remains over 58%, which is the best in the South-West. There were problems with missed collections throughout the winter but the routes will change from June 2018 to improve reliability, reduce vehicle movements and enhance the local knowledge of each crew.
- Planning Policy issues continue to be dominant – Following the adoption of the Site Allocation Plan to 2026, the current Core Strategy now has the full force of an adopted Local Plan. However, the next phase of planning is under way with the Joint Spatial Plan submitted to the Planning Inspectorate and the North Somerset Local Plan 2018-36 in preparation and about to go out to consultation this summer. Key proposals are the new settlement of 'Mendip Springs' south of Congresbury and the new garden village north-west of Banwell with a Banwell by-pass.
- Weston town centre transport scheme – has obtained funding for a redesign of the centre for a public transport 'hub' and improved pedestrian and cycling routes.
- Carbon reduction target of 50% to 2035 has been adopted by the Council in line with the Climate Change Act. Carbon emissions by vehicles, the expansion of Bristol Airport and new major developments make this a very challenging target.
- Local NHS issues include the continued night time closure of Weston A&E, the amalgamation of North Somerset Clinical Commissioning Group with Bristol and South Gloucestershire. We continue to monitor progress of the 'Healthy Weston' and the Sustainability & Transformation Partnership plans.
- A Food Enterprise Zone has been approved on part of the old Weston Airfield area, part of the new Weston Business Quarter. This area will now be subject to permitted development rights with certain conditions.
- An Investment Fund has been set up, funded through unsupported borrowing. The Council has approved two major investments of commercial retail outlets in Weston and Worle. Based on advice of consultants, these investments should yield an annual income to the Council and thus help to reduce its projected funding gap.

As you are aware, I have had the privilege of representing Congresbury on North Somerset Council for the past 15 years and Puxton for the past three years. Many of the plans under consideration for the region and the locality relate to the next 15-20 years. The next local elections are in a year's time and I feel it will be time for a younger person to take over and help us shape our future. Naturally, I will continue to try to do my best for you in the coming year'.

Cllr Hassan closed the meeting by thanking Tom for all his hard work over the past 15 years as a Ward Councillor. She also thanked all the Cllr's for their work representing the village and volunteering their time. Other groups also include the resilience team who




also volunteer their time. Any residents who have concerns about gullies should ensure it is logged on the North Somerset website as a job.

Cllr Hassan also thanked Liz as Clerk for all her hard work which had been difficult over the past few months without Tony who had been a very valued member of staff and colleague for the past 7 years.

Cllr Hassan closed the meeting at 9.15 pm and thanked residents for attending.

Mary Short also expressed her thanks to Cllr Di Hassan for the huge amount of work that she does for the village.

The meeting closed at 9.20 pm

Signed:  Date: 