



Congresbury Parish Council

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

Chair: Councillor Jane Clarke
Parish Clerk: Nicky Andrews
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Minutes of the Planning Committee meeting of Congresbury Parish Council, which was held in the St Andrews Room, The Old School Rooms, Congresbury on **Monday 31st March 2025 at 7:30pm.**

Present: Councillors Hill, Razzell, Clarke and Holland

In attendance: Nicky Andrews (Clerk).

As the Chair of the committee was absent, Cllr Clarke agreed to act as Chair for this meeting.

There were three members of the public present.

24056 Public Participation.
None

24057 Apologies for absence
None

24058 Declarations of Interest
None

24059 Minutes of the previous meeting
The minutes of the Planning Committee held on 24th February 2025 were agreed and signed.

The Chair suggested that the agenda is rearranged to hear the presentation from the Oldbridge Solar Farm before the rest of the agenda. All Cllrs agreed.

24060 Proposed Solar Farms at Oldbridge - (West of Congresbury) and Strawberry Solar Farm (West of Brinsea Road)

The team from Oldbridge Solar Farm gave a presentation to the Councillors and answered any questions posed. The Clerk reminded the Councillors that a presentation will be taking place in the Old School Rooms on Wednesday 2nd April 2025 between 16.30 and 20.00.

7.54 *Three members of the public left the meeting.*

24061 To consider the following planning applications:
a) 25/P/0361/CQA - Buildings at 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 dwellinghouse (Use Class C3)

with operational development including rendering of walls, insertion of new windows and doors

Resolved – That the Planning committee recommends approval of this planning application.

b) 25/P/0301/FUL - Cadbury Garden and Leisure Smallway Congresbury BS49 5AA - Change of Use from Garden Centre storage area to Car Wash (Sui Generis) and erection of an office building with decking area, 2no. parasols for drying area and 1.8m high polycarbonate screening to washing bay

Resolved – That the Planning committee recommends refusal of this planning application. There are already several car washes in the area and it would be urbanising the garden centre.

c) 25/P/0445/LDP - Middlecombe Nursery Wroughton Road BS49 5AN – Certificate of lawful development of 4no. temporary moveable outbuildings /workshops for arts and crafts businesses to operate in grounds of existing plant nursery business.

Resolved – That the Planning committee recommends approval of this planning application.

d) 25/P/0451/FUL - Somerset Court Stock Lane Langford Congresbury BS49 5JL - Section 73 application to vary condition 2 (plans) attached to planning permission 21/P/1349/FUL (change of Use from B1 office to 3no. dwellinghouses with two storey rear extension) to allow for slight increase in ridge height of front elevation facing road, rooflight positions and sizes and window/door arrangements to unit 3, west elevation gable treatment changed to a full elevation of natural stone in place of cladding.

Resolved – That the Planning committee recommends approval of this planning application.

e) 25/P/0497/FUH - 21 Stonewell Lane Congresbury BS49 5DN - Proposed erection of a detached carport.

Resolved – That the Planning committee recommends approval of this planning application.

24062 Planning Decisions

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

24063 Date of the next meeting

The date of the next meeting 28th April 2025 at 7.30pm

Meeting ended 8.20pm

Signed

 Date 27th April 2025.