



Congresbury Parish Council

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

Chair: Councillor Jane Clarke
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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 28th April 2025 at 7:30pm.**

Present: Councillors Hill, 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 five members of the public present.

24064 Public Participation.

A resident of Brinsea Road spoke of his objections to the solar farm, these included that the site is too big and will impact on the farming, ecology and diversity and the Strawberry Line which is a nature reserve. The access is on to an already busy road where the visibility is not good. There will be disruption caused by the construction of the site and connecting the necessary cables along a busy road. The site boundary appears to be on his driveway and the whole area is prone to flooding. If raised areas are required this may make the flooding worse.

24065 Apologies for absence

Cllrs K Razzell and T Griffiths

24066 Declarations of Interest

None

24067 Minutes of the previous meeting

The minutes of the Planning Committee held on 31st March 2025 were agreed and signed.

24068 Proposed Solar Farms

A member of the team stated that they Honey Hall solar farm 23/P/2159/FUL had been approved by North Somerset Council in February 2025 and a discussion will need to be held regarding the community benefit fund.

A member of the team from the Strawberry Solar Farm gave an update to the Councillors which answered some of the questions posed by the resident. The plans have been sent to North Somerset Council f(25/P/0809/FUL) comments are required by Thursday 22nd May 2025.

20.01 *Five members of the public left the meeting.*

24069

To consider the following planning applications:

a) 25/P/0692/FUL - The Stable Block Brinsea Lane Congresbury BS49 5JN - Section 73 application for the removal of condition 2 (Use of building restricted to tourist and holiday accommodation) attached to application 12/P/0136/F (Removal of Condition 6 and Variation of Condition 9 of permission 11/P/1305/F (Change of use from stables to holiday accommodation) to omit the requirement for swallow/bat slits in gable ends at roof level and to make a minor material amendment to add a dedicated detached timber shed as a nesting site for swallows and a bat roost to north of stable block.) to allow for the building to be used as unrestricted residential use

Resolved – That the Planning committee recommends refusal of this planning application. The alternative suggestion is not suitable for bats and swallows as they like to roost and nest high up.

b) 25/P/0685/AOC - The Field Wrington Road Congresbury - Request to discharge conditions 5, (Flood prevention and drainage) 6, (SUDS design, maintenance and management and timetable for implementation), 11 (Hard and Soft Landscaping Scheme) and 19A, (Archaeology) on application 23/P/0921/FUL.

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

c) 25/P/0714/AOC - 101 Brinsea Road Congresbury BS49 5JL - request to discharge conditions 3 (Surface water drainage and implementation), 5 (Ecological assessment and mitigation), 6 (biodiversity value), 7 (Details and location of lighting), 8 (Landscaping scheme), 11 (Location of signs prohibiting access for larger vehicles) and 13 (Storage and collection of waste and recycling) on application 24/P/0442/FUL.

Resolved – That the Planning committee recommends refusal of this planning application. The conditions were put on the application approval for a reason.

d) 25/P/0696/FUH - 25 Pauls Causeway Congresbury BS49 5DQ - Proposed erection of a single storey rear extension.

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

24070

Planning Decisions

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

24071

Date of the next meeting

The date of the next meeting 19th May 2025 at 7.30pm

Meeting ended 8.35pm

Signed: JA Clarke Date: 19th May 2025