

Congresbury Parish Council

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

Chair: Councillor Jane Clarke
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RFO: Gemma Palmer
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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 30th June 2025 at 7:30pm.**

Present: Councillors Hill, Clarke. Razzell and Holland

In attendance: Nicky Andrews (Clerk).

There were seven members of the public present.

25000 Election of the Chair 2025/2026

Resolved – that in his absence Councillor Tom Griffiths is elected Chair of the Planning Committee

25001 Public Participation.

A resident of Stonewell Drive objected to the application because of the risk of flooding. The ground which is already subject to flooding would be replaced with non-porous materials, the plan is nearly an identical to the one refused in 2022. A different plan was also refused in 2004.

Another resident agreed with the comments and added that the present house is already a HMO for vet students and that her garden would be overshadowed and at risk to flooding.

25002 Apologies for absence
None

25003 Declarations of Interest
Cllr W Holland 25005f

25004 Minutes of the previous meeting
The minutes of the Planning Committee held on 19th May 2025 were agreed and signed.

25005 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.
Resolved – That the Planning committee recommends refusal of this planning application, on the grounds of the flooding risk. Their opinion has not changed since they refused application 22/P/1251/FUL in 2022.

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

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

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

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.

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

7.48 *Four members of the public left the meeting.*

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

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

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.

Resolved – That the Planning committee requests that the tree officer visits the site to ascertain if it is necessary to remove the plum tree and check the crown reduction and thinning of the rowan.

7.55 *Cllr W Holland left the meeting.*

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

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

7.57 *Cllr W Holland returned to the meeting.*

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).

Resolved – That the Planning committee decided not to comment on this application.

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.

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

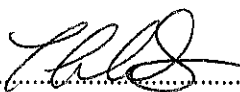
25006 Planning Decisions

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

25007 Date of the next meeting

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

Meeting ended 08.30pm

Signed:  Date: 28th July 2025