



## 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 24<sup>th</sup> November 2025 at 7:30pm.**

Present: Councillors Razzell, Ballard, Clarke, Cove, Hill and Whiteman

In attendance: Nicky Andrews (Clerk).

There were two members of the public present.

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

**25023 Public Participation.**

A representative from Allison Homes explained that the Reversed Matters planning application had been sent to North Somerset Council Planning. This provides the detailed information for the site following the approval of the outline planning application.

**25024 Apologies for absence**  
Cllr T Griffiths

**25025 Declarations of Interest**  
None

**25026 Minutes of the previous meeting**  
The minutes of the Planning Committee held on 18<sup>th</sup> August 2025 were agreed and signed.

**25027 To consider the following planning applications:**

**a) [25/P/1843/TPO](#)** - Oak House Old Weston Road Congresbury BS49 5ED - T1 is an English Oak (*Quercus robur*). We will reduce the crown by approximately 1-2m to manage crown size and maintain a balanced and aesthetically pleasing form and remove deadwood. We will thin the crown by approximately 10-20% to decrease crown density. We will lift the crown to approximately 2.5-3m to create more clearance and create a uniform canopy skirt.

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

**b) [25/P/2141/RM](#)** - Land North Of Mulberry Road Congresbury - Reserved matters application for appearance, landscape, layout and scale for the construction of 70 homes, public open space (including play space), landscaping, drainage works, pedestrian, cycle and vehicular links and associated infrastructure pursuant to 22/P/0459/OUT (Outline planning application for the erection of up to 70no. dwellings

(including 30% affordable housing), public open space, children's play area, landscaping, sustainable urban drainage system and engineering works, with vehicular access off Mulberry Road. All matters reserved except for **means of access**. (Appearance, landscaping, layout and scale reserved)

**Resolved** – Due to the sensitive nature of this planning application Congresbury Parish Council requests that North Somerset Council ensures that all conditions are adhered to or an application is made to have them removed.

20.38 *Two members of the public left the meeting*

**c) [25/P/2244/FUH](#)** - 30 Silverstone Way Congresbury BS49 5ES - Demolition of the existing conservatory and proposed erection of a replacement conservatory

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

**d) [25/P/2286/EA1](#)** - Land South of Dolemoor Lane Congresbury - Screening Opinion request to determine as to whether proposed development is EIA development. Works proposed; construction, operation, maintenance, and decommissioning of a ground mounted solar farm complete with landscaping, associated infrastructure, and temporary construction access. **THIS IS NOT A PLANNING APPLICATION**

The Planning committee noted this planning application.

**e) [25/P/2255/FUL](#)** - Land to West of Three Oak Stables Iwood Lane Congresbury – Siting of 2no. shipping containers with timber cladding and corrugated metal pitched roof, for the storage for agricultural equipment, implements and tools, with access, gates, fencing, and associated works (retrospective)

**Resolved** – That the Planning committee recommends refusal of this planning application. Congresbury Parish Council strongly objects to this retrospective planning application, particularly since a similar application has been refused previously. Congresbury Parish Council stands by their original comments around site access and drainage and asks that the site is reinstated to its original status of pasture with immediate effect.

**25028 Planning Decisions**

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

**25029 Date of the next meeting**

The date of the next meeting 15th December 2025 at 7.30pm

Meeting ended 8.15pm

Signed: ..... Date: .....