



## Congresbury Parish Council

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

Chair: Councillor Jane Clarke  
Parish Clerk: Nicky Andrews  
RFO: Gemma Palmer  
Administrator: Catrin Lewis

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**All Council meetings are open to the  
public and press**

**TO: All Members of the Planning Committee**

**20<sup>th</sup> January 2026**

Dear Councillor,

You are summoned to a meeting of the **Planning Committee of Congresbury Parish Council** at the St Andrew's Room, the Old School Rooms, Congresbury, BS49 5DX on **Monday 26<sup>th</sup> January 2026** at **7.30pm**. The meeting will consider the items set out below.

*At the start of the meeting there will be a public participation session to enable the people of Congresbury to address the Council on any issue, subject to time available. Each speaker will be limited to a period of up to five minutes with a maximum total time of 15 minutes.*

Nicky Andrews

Parish Clerk

**Emergency evacuation procedure for the Old School Rooms is the car park.**

## A G E N D A

**1. Public participation**

The Chairman of the Committee will select the order of the matters to be heard. Each speaker will be limited to a period of three minutes (to a maximum of 15 minutes total public participation at the Chairman's discretion).

**2. Apologies for absence**

To receive any apologies for absence.

**3. Declarations of Interest**

Members to declare any interests, including Disclosable Pecuniary Interests (DPI) they may have in agenda items that accord with the requirements of the Parish Council's Code of Conduct and to consider any requests from members for dispensations.

**4. Minutes of the previous meeting**

To confirm and sign the minutes of the meeting of the Planning committee meeting held on 22<sup>nd</sup> December 2025.

**5. To consider the following planning applications:**

**a) [25/P/2586/CQA](#)** - Manor Farm Brinsea Lane Congresbury BS49 5JN - Application to determine whether Prior Approval is required for the change of use of existing single storey barns to 3no. dwellings with operational development of the insertion of new windows, doors and rooflights; the cladding/rendering of the existing external block walls and the demolition of 3no. buildings

**b) [25/P/2639/FUL](#)** - Four Winds Farm Brinsea Batch Congresbury BS49 5JP - Four Winds Farm Brinsea Batch Congresbury BS49 5JP - Proposed demolition of existing Barn and erection of a two-storey dwelling in place.

**c) [25/P/2636/S73](#)** - Land To The West And East Of The Strawberry Line Brinsea Road Congresbury - Section 73 application to vary conditions 2, 6, 9 and 23, alongside the removal of conditions 29 and 30 attached to planning permission 25/P/0809/FUL (Ground mounted photovoltaic solar farm together with Battery Energy Storage, associated equipment, infrastructure and ancillary works with new substation off Drove Way) to allow for additional solar arrays to be sited within the area labelled 'Field 6' alongside confirmation that the approved substation is not required to be decommissioned alongside the rest of the project after 40 years from first export.

**d) [25/P/2522/FUL](#)** - Unit 1 Bridge Farm Square Congresbury BS49 5DF – Redevelopment of existing single storey barbers shop to create 1no. dwelling over two floors and commercial unit with Use Class E(c)(iii) on part of ground floor. Erection of a detached

bike/bin/recycling store and creation of 1no.off-road parking space.

**e) [26/P/0027/ELA](#)** - Electricity Substation (Adjacent To 30 Southlands Way)

Southlands Way Congresbury - Notification of works permitted under Part 15, Class B, of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015; proposed upgrade to the transformer at existing electricity substation adjacent to 30 Southlands Way Congresbury. The existing 200kVa transformer unit will be upgraded to 800kVa and the existing 3 way LV feeder pillar will be upgraded to a 7 way feeder. The new equipment will be housed in the existing open air, brick compound and the doors will be secured with padlocks. **THIS IS NOT A PLANNING APPLICATION.**

f) [26/P/0058/TPO](#) - King George V Jubilee Playing Fields Stonewell Drive Congresbury BS49 5DW - PO 150 - London Plane - crown reduce by 3m, crown lift up to 3m from ground level to reduce nuisance of low hanging branches. Impacting on neighbouring property, therefore we would request to reduce the crown proportionally to maintain tree symmetry. Tree was previously reduced 2015.

g) [25/P/2429/FUH](#) - Greenacre Brinsea Lane Congresbury BS49 5JN - Proposed erection of a single storey rear and side extension and conversion of the existing integral garage. Raising of the existing garage roof, new front porch and associated demolitions.

**6. Planning Decisions**

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

**7. Date of the next meeting**

The date of the next meeting.