



Congresbury Parish Council

Orchard House
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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 26th January 2026 at 7:30pm**.

Present: Councillors Clarke, Razzell, Ballard, and Hill

In attendance: Nicky Andrews (Clerk).

There were no members of the public present.

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

25038 Public Participation.

None

25039 Apologies for absence

Cllr J Whiteman

25040 Declarations of Interest

None

25041 Minutes of the previous meeting

The minutes of the Planning Committee held on 22nd December 2025 were agreed and signed.

25042 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

Resolved – That the Planning committee recommends approval of this planning application but requests that solar panels are added to the building.

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.

Resolved – That the Planning committee recommends approval of this planning application but requests that solar panels are added to the building.

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.

Resolved – That the Planning committee would require more information before being able to comment on this application

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.

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

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 pilar 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.**

The Planning committee notes these works.

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.

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

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.

Resolved – That the Planning committee recommends approval of this planning application but reiterates its comments on the 23rd December 2025 and requests that solar panels are added on the south or west elevations of the building.

25043 Planning Decisions

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

25044 Date of the next meeting

The date of the next meeting 23rd February 2026 at 7.30pm

Meeting ended 19.54pm

Signed: Date:

