



## Congresbury Parish Council

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

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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 30<sup>th</sup> March 2026 at 7:30pm.**

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

In attendance: Nicky Andrews (Clerk).

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

There were no members of the public present.

**25053 Public Participation.**

None

**25054 Apologies for absence**

Cllr J Whiteman

**25055 Declarations of Interest**

None

**25056 Minutes of the previous meeting**

The minutes of the Planning Committee held on 26<sup>th</sup> January 2026 were agreed and signed.

**25057 To consider the following planning applications:**

**a) [26/P/0345/AOC](#)** - Land to the West and East of the Strawberry Line Brinsea Road Congresbury - Request to Discharge conditions 4 (Soft Landscaping and Proposed Planting), 7 (Bat Night Roosts), 8 (Ecological and Bat Monitoring Plan) and 11 (Surface Water Drainage Scheme) from application 25/P/0809/FUL.

**Resolved** – That the Planning Committee recommends refusal of this application and requests that North Somerset Council ensures all necessary actions are completed before any conditions are discharged.

**b) [26/P/0348/AOC](#)** - Land North of Mulberry Road Congresbury BS49 5HD - Request to discharge condition 22 (15% energy generation) from application 22/P/0459/OUT.

**Resolved** – That the Planning committee recommends refusal of this application and requests that North Somerset Council ensures all necessary actions are completed before any conditions are discharged.

c) [26/P/0353/AOC](#) - Land North of Mulberry Road Congresbury - Request to discharge condition 5 (Construction Environmental Management Plan (CEMP) on application 22/P/0459/OUT, (allowed on appeal ref APP/D0121/W/24/3344142).

**Resolved** – That the Planning committee recommends refusal of this application and requests that North Somerset Council ensures all necessary actions are completed before any conditions are discharged.

d) [26/P/0354/AOC](#) - Land North of Mulberry Road Congresbury - Request to discharge conditions 15 (Arboricultural Method Statement) and 16, (Landscape and Ecological Management Plan) on application 22/P/0459/OUT (allowed on appeal ref APP/D0121/W/24/3344142).

**Resolved** – That the Planning committee recommends refusal of this application and requests that North Somerset Council ensures all necessary actions are completed before any conditions are discharged.

e) [26/P/0392/TEN](#) - Verge on Moorbridge Drove Off Weston Road Congresbury BS49 5EB - Notification under Regulation 5 of the Electronic Communications Code of the intention to install fixed line broadband apparatus comprising of the installation of 4no. 10m light wooden poles. **THIS IS NOT A PLANNING APPLICATION.**

The Planning committee notes these works.

f) [26/P/0381/CRA](#) - Agricultural Building off Iwood Lane Congresbury - Application to determine if prior approval is required for the change of use of an agricultural building and its curtilage to recreational use.

**Resolved** – That the Planning committee recommends that prior approval is required for this planning application.

g) [26/P/0401/ELE](#) - Land to East Of 28 Mill Lane Congresbury BS49 5DA - Notification of National Grid's intention to refurbish the pole mounted transformer on pole no. 18SA4, including the replacement of the existing 200kVa transformer with 315kVa transformer. The existing 11m & 10m Medium poles will be replaced by two 11m Stout poles. The existing stay wires will also be replaced. We are also looking to move the location of the H pole approximately 30m in order to achieve the necessary stay spread. **THIS IS NOT A PLANNING APPLICATION.**

The Planning committee notes these works

h) [26/P/0426/LDE](#) - 2A Wrington Road Congresbury BS49 5AN - Certificate of lawfulness to confirm that the existing dwellinghouse has been substantially completed and in continuous residential use exceeding 10 years.

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

i) [26/P/0428/AOC](#) - Land North of Mulberry Road Congresbury - Request to discharge condition 11 (surface water drainage works), 12 (sustainable drainage scheme) and 13 (flood resilience and resistance measures) on application 22/P/0459/OUT, (allowed on appeal ref APP/D0121/W/24/3344142).

**Resolved** – That the Planning committee recommends refusal of this application and requests that North Somerset Council ensures all necessary actions are completed before any conditions are discharged.

j) [26/P/0427/AOC](#) - Land North Of Mulberry Road Congresbury - Request to discharge condition 18 (assessment of contamination) on application 22/P/0459/OUT, (allowed on appeal ref APP/D0121/W/24/3344142).

**Resolved** – That the Planning committee recommends refusal of this application and requests that North Somerset Council ensures all necessary actions are completed before any conditions are discharged.

**k) [26/P/0529/AOC](#)** -Land to the West And East of the Strawberry Line Brinsea Road Congresbury - Request to discharge conditions 6 (Landscape and Ecological Management Plan), 18 (Construction Environmental Management Plan), 21 (Construction Compound Layout), 22 (Construction Traffic Management Plan) and 25d (Road Condition Survey) alongside partially discharge condition 15 (Land Contamination) on application 25/P/0809/FUL.

**Resolved** – That the Planning committee recommends refusal of this application and requests that North Somerset Council ensures all necessary actions are completed before any conditions are discharged.

**l) [26/P/0543/TEN](#)** - Land at the Corner of Electricity Board Sub Station Stock Lane Langford - Notification under Regulation 5 of the Electronic Communications Code Regulations of the proposed erection of a 10m pole in connection with BT installation of fixed line broadband electronic communications apparatus.

The Planning committee notes these works.

**25058 Planning Decisions**

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

**25059 Date of the next meeting**

The date of the next meeting 27<sup>th</sup> April 2026 at 7.30pm

Meeting ended 7.45pm

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