



Congresbury Parish Council

Orchard House
The Old School Rooms
Station Road
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Chair: Councillor Jane Clarke
Parish Clerk: Nicky Andrews
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 27th July 2026 at 7:30pm.**

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

In attendance: Nicky Andrews (Clerk).

There were no members of the public present.

26017 Public Participation.
None

26018 Apologies for absence
None

26019 Declarations of Interest
None

26020 Minutes of the previous meeting
The minutes of the Planning Committee held on 29th June 2026 were agreed and signed.

26021 To consider the following planning applications:
a) [26/P/1222/ELA](#) - Land Off Stock Lane Langford - Notification of works permitted under Part 15, Class B, of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015; proposed new 132kv tee off connection from tower 81N1. The connection is required to facilitate a new solar farm. **THIS IS NOT A PLANNING APPLICATION.**
The Planning committee notes these works
b) [26/P/1264/AOC](#) - Land North of Mulberry Road Congresbury BS49 5HD - Request to discharge condition 19 (Remediation Scheme) on application 22/P/0459/OUT.
Resolved – The Planning Committee recommends that this application be refused and further requests that North Somerset Council ensures that all required actions have been completed before the discharge of any planning conditions.
c) [26/P/1265/AOC](#) - Land North of Mulberry Road Congresbury BS49 5HD - Request to discharge condition 24 (Accessible and Adaptable dwellings) on application 22/P/0459/OUT.
Resolved – The Planning Committee recommends that this application be refused and further requests that North Somerset Council ensures that all required actions have been completed before the discharge of any planning conditions.

d) [26/P/1276/FUL](#) - Rural Building on Track Off Wrington Hill Wrington -
Erection of replacement dwelling (self-build) following demolition of existing dwelling
and conversion of existing building for use as garage with bat loft

Resolved – That the Planning Committee recommends refusal of this planning
application for the following reasons:

The application does not demonstrate that adequate mitigation measures have been
provided to protect bats, other wildlife, and the surrounding environment from the
impacts of light pollution.

The site is located outside the defined village boundary. Although residential use was
approved in 2024, the property has remained unoccupied, and the supporting
statements within the application are therefore considered to be misleading.

The proposed replacement building is approximately 45% larger than the existing lodge
and is considered to be disproportionate in scale to the size of the plot, resulting in
overdevelopment of the site.

e) [26/P/1316/NMA](#) - Land At OS Plot 5134 & Churchill Cars Ltd Honeyhall Lane
Congresbury BS49 5JX - Non-Material Amendment to application 25/P/2562/FUL
(Proposed demolition of 2no. existing buildings; change of use of the car workshop to
Use Class E (g)(iii) Industrial processes use and erection of 1no. self-build dwelling and
detached carport with associated access, landscaping and ecological enhancements) to
allow for the widening of approved balcony and extension of the roof to cover the
balcony.

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

f) [25/P/2662/FUL](#) - Land Between the A370 And Moorland Park Bristol Road
Congresbury - Construction of 40no. Gypsy pitches with associated dayrooms.

Resolved – That the Planning Committee recommends refusal of this planning
application on the following grounds:

The proposal represents overdevelopment of the site and does not demonstrate that
the scale and density of development are appropriate for the location.

Concerns remain regarding the impact of the proposed development on existing local
facilities and infrastructure, including schools, doctors' surgeries, dentists, and other
community services, and whether these have been adequately taken into account.

Insufficient information has been provided regarding wastewater and sewerage
capacity and whether existing infrastructure can accommodate the proposed
development.

The proposed flood mitigation measures are considered insufficient to address
potential flood risks, particularly in light of the objection raised by the Lead Local Flood
Authority (LLFA).

g) [26/P/1452/AOC](#) - Land North of Mulberry Road Congresbury BS49 5HD - Request to
discharge condition 5 (Construction Management Plan) from planning permission
22/P/0459/OUT

Resolved: The Planning Committee recommends that this application be refused. The
Committee considers that any change to the operational hours would have an adverse
impact on the local community and therefore believes that the original operating
timetable should be retained.

26022

Planning Decisions

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

last meeting.

26023

Date of the next meeting

The date of the next meeting 24th August 2026 at 7.30pm

Meeting ended 8.15pm

Signed: Date: