



WESTON-SUPER-MARE TOWN COUNCIL

**WESTON-SUPER-MARE TOWN COUNCIL  
MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE  
HELD AT 32 WATERLOO STREET ON  
WEDNESDAY 23RD JULY 2025**

**Meeting Commenced:** 7.00 pm

**Meeting Concluded:** 7.59 pm

**PRESENT:** Councillors Richard Tucker (C), Ray Armstrong, Peter Crew, John Crockford-Hawley (S), Catherine Gibbons, Justyna Pecak-Michalowicz, Marcia Pepperall, and (VACANY).

**ALSO, IN ATTENDANCE:** Sarah Pearce (CEO/Town Clerk), Fay Powell (Director of Community Services Deputy Town Clerk), Samantha Bishop (Democratic Services Manager) and Alison Garner (Democratic Services Officer) and 15 members of the public.

The Chair welcomed members of the public to the meeting, informing that the role of the committee was that of a consultee and that any comments would be submitted to North Somerset Council for their consideration.

Members of the public who had indicated they wished to address the committee were invited forward.

1. Miss Hodges – With regards to application 25/P/0530/FUL and the comments on NSC's website being taken down and wanting to ensure that her comments that were not of a racist nature would be considered?

The Chair – Advised that all comments would be considered, which was the information NSC had provided WSMTC earlier that day.

2. Martin Slade – 1. In relation to a response from the council for his two questions posed at the previous meeting held on the 26<sup>th</sup> June. 2. Stated that he was opposed to the application 25/P/0530/FUL and questioned what Strategies the council had in place to comment on planning applications? 3 .What were the processes on answering public questions at meetings and Freedom of Information requests.

The Chair – Informed that questions posed to the council would be responded to in due course by the Town Clerk.

3. Dean Small – Raised his displeasure in NSC's handling of the public comments in relation to application 25/P/0530/FUL and felt this was silencing the residents of the town who had a right to a voice and should not be tarred as racist or far right.

The Chair – Informed that WSMTC would pass on these comments to NSC.

4. Oliver Peak-Hargreaves – Raised his concerns with NSC’s handling of the public comments to application 25/P/0530/FUL, particularly between the hours of 11pm and 5.30am and the feeling of contempt from councillors against the public. The media and trained journalists did not take issue with the comments.

The Chair – Informed that WSMTC would pass on these comments to NSC.

Additionally, a briefing note with information provided from NSC (which was circulated at the meeting) informed as follows:

- Application 25/P/0530/FUL has received a **high volume of offensive and discriminatory comments**
- Due to offensive comments a decision was made to take comments down under the Equalities Act 2010.
- It is not unique for the council to do this on applications that do not meet their legal obligation, they have acknowledged that there is a larger than normal amount and officers are working to respond to this.
- There will be a record of the public's comments and these will be shared with Ward Councillors.
- It was stated that as planning authority there is **NO LEGAL RIGHT to allow comments on applications NSC chose to.**
- Until the previous day, comments were being removed that were not in line with the Equalities Act 2010, **ALL** comments after that point have been taken down.
- Public consultation will last approx. 2 weeks

The Chair thanked members of the public for their address.

98	<b>Apologies for Absence and Notification of Substitution</b>  Apologies were received from Councillors Caroline Reynolds, who was substituted by John Crockford-Hawley, John Carson and Tim Taylor with no substitutions.
99	<b>Declarations of Interest</b>  There were no declarations of interest received.
100	<b>Minutes of the previous Planning and Environment Committee Meeting held on 26<sup>th</sup> June 2025</b>  The minutes from the previous meeting held on 26 <sup>th</sup> June 2025 had been previously circulated.  The committee noted that applications recommending objections, were being considered by the Planning and Regulatory Committee.  <b>PROPOSED BY:</b> Councillor Richard Tucker <b>SECONDED BY:</b> Councillor Peter Crew  <b>RESOLVED:</b> That minutes of the 26 <sup>th</sup> June 2025 be approved and signed by the Chair.
	<i>At this point in the meeting, the Chair brought forward item 7 for discussion.</i>  <b>PLANNING</b>

**101 Planning Applications and other Planning Matters submitted to the Town Council for consideration.**

The Committee considered all applications in respect of the weekly lists provided by North Somerset Council dated:

At the time of despatch, this includes weekly lists dated:

- a) 16-22 June 2025
- b) 23-29 June 2025
- c) 30 June – 6 July 2025
- d) 7-13 July 2025

In particular the committee wanted to discuss application:

- **25/P/0530/FUL** Proposed change of use of 14 Waterloo Street from a charity shop (Use Class E) to a place of worship and education centre (Use Class F1) for the Weston Islamic Education Centre/Mosque.

The Chair proposed a motion to the committee.

**PROPOSED BY:** Councillor Richard Tucker

**SECONDED BY:** Councillor Ray Armstrong

That the Town Council recommends a NEUTRAL decision, but recommends that the application is called in / referred to North Somerset Council's Planning and Regulatory Committee for further consideration to ensure transparency on a final decision.

A counter motion was then

**PROPOSED BY:** Councillor John Crockford-Hawley

**SECONDED BY:** Councillor Ray Armstrong

That the Town Council SUPPORTS the application with a recommendation that the Proposed treatment of the Waterloo Street facade will need improvement. The upper floors were an important part of that section of the street which survived WW2 damage, and the opportunity ought to be taken to restore stonework on the north elevation and make suitable improvements to the west facade.

Discussion ensued regarding the wording of both motions where amendments to both were suggested but not accepted.

A vote on the first motion was then taken which was (*3for / 3against/ 1abstention*).

*At this point in the meeting a member of the public left.*

The Chair exercised his casting vote in favour of the motion which was therefore **carried**.

**RESOLVED:** That the Town Council recommends a NEUTRAL decision, but recommends that the application is called in / referred to North Somerset Council's Planning and Regulatory Committee for further consideration to ensure transparency on final decision.

<b>Application Number</b>	<b>Comments</b>
<b>0530</b>	<b>NEUTRAL</b> - subject to the application being called in/referred to North Somerset Council's Planning and Regulatory Committee for further consideration to ensure transparency on final decision. <b>WSM TC.</b>

Further to this, the following applications were discussed with further comment and recommendations as follows:

<b>Application Number</b>	<b>Comments</b>
<b>1326</b>	<b>SUPPORT</b> - No comments - <b>WSM TC.</b>
<b>1324</b>	<b>SUPPORT</b> - No comments - <b>WSM TC.</b>
<b>1187</b>	<b>SUPPORT</b> - No comments - <b>WSM TC.</b>
<b>1121</b>	<b>SUPPORT</b> - No comments - <b>WSM TC</b>
<b>1121</b>	<b>SUPPORT</b> - No comments - <b>WSM TC.</b>

**RESOLVED:** That the Town Council's comments on planning applications discussed be directly uploaded to the 'Uniform' website as part of the system of work requirement by North Somerset Council. This information would also be reflected on the Town Council's website with hyperlink back to North Somerset Council's website for referral purposes.

*The Chair then resumed to the order of the agenda.*

## **102 Committee Forward Plan for the year 2025/26**

Members were requested to view the [Town Council's Strategy](#) and provide direction and requirements to be included in a Forward Plan. Plan Disk committee overview had been previously circulated.

The CEO/Town Clerk informed that this would be standard item on every agenda going forward.

Comments included:

- If ward /area meetings would be beneficial, to which the Town Clerk advised that all applications were submitted to ward councillors for their consideration who were encouraged to comment on and submit to committee.
- It was noted that most applications were considered at planning officer level and that all councillors had the right/opportunity to comment.
- The committee considered applications and commented according to planning law. However, also considered business, economic and tourism implications.
- It could be useful to consider more strategic applications and invite NSC officers to meetings to present.
- The committee should consider its set Strategy objectives when considering planning applications.

**RESOLVED:** That the suggested comments be an item for discussion at the next meeting.

## **103 Matters for Consideration**

There were none to be considered.

104	<p><b>Matters for Noting:</b></p> <ul style="list-style-type: none"> <li>a) HIGHWAYS ACT 1980 SECTION 228 FOOTPATH AND VERGE ADJACENT TO BROADWAY, WsM</li> <li>b) Application for the Renewal of a Street Trading Consent No: ST026, 178 High Street, Worle WsM</li> </ul> <p><b>RESOLVED:</b> Noted.</p>
105	<p><b>ENVIRONMENTAL</b></p> <p><b>To receive the report of The Arborcultural Consultant</b> The report of the Arborcultural Consultant had previously been circulated.</p> <p><b>RESOLVED:</b> That the report be noted.</p>
106	<p><b>To receive the Weston In Bloom Community Champion Report</b> The report of the Weston In Bloom Community Champion had been previously circulated.</p> <p><b>RESOLVED:</b> That the report be noted and volunteers thanked for their valued work.</p>
	<p>There being no further business the Chair closed the meeting at 7.59 pm.</p> <p>Signed.....Dated .....</p> <p>Chair of the Planning and Environment Committee</p>

**Applications Registered, listed by Parish/Town Council**

**From:** 14 July – 20 July 2025

**Date Sent:** 21 July 2025

**21 day period ends:** 11 August 2025

**Introduction**

This weekly list sets out what applications have been registered by North Somerset Council within the past week. Local Parish and Town Councils are statutory consultees for the application types listed at appendix 1.

For applications shown in this weekly list, that have a suffix that is listed at appendix 1, we are hereby formally consulting the Town or Parish Council within whose boundaries the application is located (please note the variations to this in the notes beneath the table).

The consultation period for these applications is set by Government and starts from the date we sent this weekly list. The date by which the consultation period ends and by when your comments need to be submitted to us, is confirmed at the top of this page and in the notes to the table at appendix 1. If you will not be able to provide your comments by the date the consultation ends, please contact the case officer to request additional time. If the name of the case officer is not shown, it means the application was not allocated to a case officer when the list was generated. However, you can ask who the case officer is by sending an email to [developmenttechnicalsupportteam@n-somerset.gov.uk](mailto:developmenttechnicalsupportteam@n-somerset.gov.uk)

For all other application types, that are not listed in at appendix 1, there is no statutory requirement for you to submit any comments to us and your council is not formally being consulted. This means the consultation period set out above does not apply. We have included these applications in this list for your information and your council can, if it chooses to do so, submit comments, which we will endeavour to consider.

Applications with a suffix of AOC are seeking to approve details required by a planning condition. They are not subject to formal consultation and so are not listed at appendix 1. You can submit comments about them but please bear in mind that we are required by Government to determine them as soon as possible and without delay, which means we often make our decisions well before the target date.

**Sending your comments**

Town and Parish councils can send their comments to North Somerset Council using either of the following options.

**Option 1 – Upload via website**

Submit your comments using the Make a Comment function on the case file online. Your comments will be shown online immediately, and the case officer will be able to see them. Place the name of your council at the very top of your comments so people know they are from you council.

**Options 2 – By email**

Send your comments to [dmscanningrequests@n-somerset.gov.uk](mailto:dmscanningrequests@n-somerset.gov.uk) and CC them to the case officer. Your comments will take up to five working days to appear on the website.

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	25/P/1106/FUL	20 Uphill Road South Uphill Weston-super-Mare BS23 4SG  Grid Ref: E 331987 N 158708	Proposed erection of a four-bed detached dwelling and detached rear garage.	Charlotte Hughes	8 September 2025
Weston-super-Mare	25/P/1307/TRCA	Land West Of Worlebury Lodge Camp Road Weston-super-Mare BS23 2EN  Grid Ref: E 331015 N 162435	28no. Holm Oak trees - Reduce the height by up to 2m to previous reduction knuckle points, with tree tops likely pollarded back to previous knuckles, All side growth will remain to retain canopy shade and appearance from below. Crown lift trees over stepped footpath to a height of at least 3m.	James McCarthy	8 August 2025
Weston-super-Mare	25/P/1356/FUL	Cabletec Sunnyside Road North Weston-super-Mare BS23 3PZ  Grid Ref: E 332345 N 160664	Proposed erection of a commercial building.	Niloofar Abolfazlzadeh	9 September 2025

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	25/P/1369/FUL	Land South Of Atlantic Road South Weston-super-Mare  Grid Ref: E 331292 N 162167	Section 73 application to vary condition 20 (approved plans) attached to planning permission 22/P/0661/MMA (Minor material amendment to planning permission 19/P/2933/MMA (minor material amendment to planning permission 04/P/2089/F (Erection of 23 No. Flats with 23 car spaces) for redesign of building with reduction in number of units proposed to 18no.) to allow for alterations to proposed balcony material from metal to glass) to allow for alterations to the approved elevational plans to include:- Signage amended and non-ashlar stone omitted and stone Ban omitted. Standing seam cladding substituted for Grey Render, metal mesh substituted for glass balustrades and render underbuild substituted for mesh screen.	Sally Evans	13 October 2025
Weston-super-Mare	25/P/1375/TRCA	91A Severn Road Weston-super-Mare BS23 1DS  Grid Ref: E 332275 N 160408	Seven C. leylandii (T2-T8): Remove to ground level. One Salix. sp. (T1): Removal of the large southern limb at the first union.	James McCarthy	18 August 2025
Weston-super-Mare	25/P/1395/TRCA	Flat 1 16 Hans Price Close Weston-super-Mare BS23 1NG  Grid Ref: E 332297 N 161625	1 (Green) Trim new growth on Poplar tree in front garden to maintain size, ornamental ball shape, reduce loss of light to residential windows and prevent incursion to footpath. 2. (Red) Trim new growth on Maple in car park area for ornamental ball shape, to maintain size and prevent incursion to parking spaces and pavement.	James McCarthy	21 August 2025



Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	25/P/1409/TRCA	Petra 45 South Road Weston-super-Mare BS23 2LX  Grid Ref: E 331570 N 162377	T1 ash - fell. T2 oak - remove lowest lateral branch over garden. T3 holmoak - reduce crown by up to two metres.	James McCarthy	22 August 2025
Weston-super-Mare	25/P/1411/TRCA	Henry Butt House 52 Boulevard Weston-super-Mare BS23 1NF  Grid Ref: E 332311 N 161663	T1 ash - cut back to Boundary by 1.5m. T2 silver maple - reduce crown by up to 3m. T3 ash - reduce crown by up 2m. Crown lift to 3m T4 maple - fell. Group 1 sycamore - pollard to previous pruning points 3m.	James McCarthy	22 August 2025
Weston-super-Mare	25/P/1412/TRCA	37 Boulevard Weston-super-Mare BS23 1PE  Grid Ref: E 332256 N 161732	T1 lime - balance the bottom of the crown by lifting crown by up to 6m	James McCarthy	22 August 2025
Weston-super-Mare	25/P/1417/FUL	Unit 5 Oakwood Business Park Oldmixon Crescent Weston-super-Mare  Grid Ref: E 333306 N 159115	Proposed erection of a covered structure over an existing courtyard area for parking and deliveries.		10 September 2025

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	25/P/1421/TPO	Elm Tree Farm West Wick Weston-super-Mare BS24 7TE  Grid Ref: E 336916 N 161968	T1 walnut - reduce crown back to previous pruning points up to 2m. to reduce the amount of shade.	James McCarthy	9 September 2025
Weston-super-Mare	25/P/1423/FUL	14 Swiss Road Weston-super-Mare BS23 3AX  Grid Ref: E 332523 N 161342	Proposed change of use from a 6-bed guest house (Class C1) to form a 9-bed student accommodation (sui generis).		5 September 2025
Weston-super-Mare	25/P/1427/TRCA	2 Ellenborough Park South Weston-super-Mare BS23 1XW  Grid Ref: E 331824 N 160752	Holm Oak (1): Whole crown reduction to approximately 7 metres above ground level to provide sufficient clearance to property. Mulberry (2): Whole crown reduction to approximately 7 metres above ground level to prevent encroachment on the garden of 4 Ellenborough Park South and the grounds of Etonhurst, 35 Beach Road, Weston-super-Mare.	James McCarthy	25 August 2025
Weston-super-Mare	25/P/1428/TRCA	76 Bristol Road Lower Weston-super-Mare BS23 2RS  Grid Ref: E 332554 N 162113	(T1) Oak tree 3 metre whole crown reduction and crown thin. (T2) Oak Tree 3 metre whole crown reduction and crown thin.	James McCarthy	26 August 2025

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	25/P/1451/AOC	Land East Of Scot Elm Drive Weston-super-Mare	Request to discharge conditions 32 (Archaeological Wintertree Software Inc.), 33 (CEMP), 34 (Proposed Site Levels) and 36 (Surface Water Drainage) from application 21/P/2219/OUT.	Michael Lee	9 September 2025
		Grid Ref: E 337686 N 161820			

### Appendix 1

#### Application types for which Town and Parish Councils are statutory consultees

Suffix	Application type	Suffix	Application type
/ADV	Advertisement Consent <sub>1</sub>	/MW1	Minerals and waste
/FUL	Full planning permission	/MW2	Minerals and waste with EIA
/FU2	Full planning permission and Environmental Impact	/MMA	Minor material amendment

	Assessment (EIA)		
/FUH	Full planning permission - householder	/NMA	Non-material amendment <sub>2</sub>
/OUT	Outline planning permission	/MOD	Modification or discharge s106 Agreement
/OU2	Outline planning permission and EIA	/HZ1	Hazardous Substance Consent (general) <sub>3</sub>
/RM	Reserved matters	/HZ2	Hazardous Substance Consent (vary/remove condition) <sub>3</sub>
/PIP	Permission in Principle <sub>1</sub>	/HZ3	Hazardous Substance Consent (change of control) <sub>3</sub>
/TDC	Technical Details Consent <sub>1</sub>	/HZ4	Hazardous Substance Consent (revocation) <sub>3</sub>
/LBC	Listed Building Consent	/QRU	Crown Development – special urgency
/LBD	Listed Building Consent to demolish	/RLA	Council application - alter listed building
/R3	Council planning application (NSC is the developer)	/R3EIA	Council planning application +EIA (NSC is the developer)
/R4	Council planning application (NSC not the developer)	/R4EIA	Council planning application +EIA (NSC not the developer)
/R32	Council application for advertisement consent (NSC is the developer)	/R42	Council application for advertisement consent (NSC not the developer)
/R43	Council application for demolition in a CA (NSC not developer)	/R33	Council app for demolition in a CA (NSC is the developer)
/R36	Council app for Minerals and Waste (NSC is developer)	/R46	Council app for Minerals and Waste (NSC not developer)
/RLD	Council app to demolish listed building		

#### Footnotes:

1. The statutory consultation period for Advertisement Consent, Permission in Principle and Technical Details Consent is 14 days. North Somerset Council has increased this to 21 days.
2. Town and Parish Councils are statutory consultees for non-material amendment applications only if they have formally adopted a Neighbourhood Plan.
3. The statutory consultation period for hazardous substance applications is 28 days, which is calculated from the date this list was sent as stated above.

## Applications Registered, Listed by Parish/Town Council

**From:** 21 July – 27 July 2025

**Date Sent:** 28 July 2025

**21 day period ends:** 18 August 2025

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Weston-super-Mare	25/P/1199/TRCA	21 Brean Down Avenue Weston-super-Mare BS23 4JQ	T1: Reduce eucalyptus by 2m and reshape. T2-T3: Maples reduce by 1m. T4: Prunus reduce by 1m. All to manage size	James McCarthy	25 July 2025
Grid Ref: E 332027 N 159554					
Weston-super-Mare	25/P/1241/TRCA	2 Ellenborough Park South Weston-super-Mare BS23 1XW	T1: Holm oak - Reduce by 2m in hight; T2: Reduce mulberry tree by 2m.	James McCarthy	1 August 2025
Grid Ref: E 331824 N 160752					
Weston-super-Mare	25/P/1265/TRCA	7 Quantock Road Weston-super-Mare BS23 4DN	T1 (Pittosporum), T2 (Bay) - Reduce crown by 2m. maximum cutting to suitable growth points.	James McCarthy	4 August 2025
Grid Ref: E 332174 N 160028					

Weston-super-Mare	25/P/1278/TPO	Ashcombe Primary Earlham Grove Weston-super-Mare BS23 3JW	T10 Large leaf lime: Pollard at 3m-3.5m agl. Reason: Lapsed pollard at 3m to multi-stem crown, Phytophthora sp. disease. Extensive bark death/dysfunction on south aspect, some callus growth. Exudation from 1.5m-3m on north aspect, impacting union of crown stems. Adaptive growth on east aspect. T12 Sycamore: Reduce to monolith at 3m agl. Reason: Forks at 3m to 3x codominant stems. Phytophthora sp. disease. Extensive bark death/dysfunction from ground level into fork union on southeast, east and northeast aspects. T48 Norway Maple: Remove major deadwood and dying growth. Reason: Suppressed. Crown asymmetry to south. Crown dieback. Suspected Phytophthora sp. T4 Ash,T,6 Chestnut,T9 Maple,T10 Lime,T11 Sycamore,T12 Sycamore,T13 Sycamore,T14 Ash,T15 Maple,T16 Sycamore. T44 Italian Alder: Raise crown to 2.5 mtrs/ Remove Snags. Reason: To avoid injuring people walking/ playing below trees.	James McCarthy	17 September 2025
		Grid Ref: E 333248 N 161356			
Weston-super-Mare	25/P/1284/LBC	Flat 1 19 Atlantic Road Weston-super-Mare BS23 2DG	Listed Building Consent for the proposed replacement of; existing single-glazed windows with double-glazed to the front and rear elevations, existing doors with PVC/Composite doors to the front and rear elevations, Existing rear fencing with new. Removal of existing concrete block to the front elevation and installation of handrails for existing front and rear stairways.	Charlotte Hughes	15 September 2025
		Grid Ref: E 331201 N 162300			

Weston-super-Mare	25/P/1287/TPO	Flat 1 St Kews 4 Atlantic Road Weston-super-Mare BS23 2DG	(T1) Ash tree: whole crown reduction by approx. 3m. back to previous pruning points. Reason: The tree has grown out of shape and is now over hanging the road.	James McCarthy	17 September 2025
		Grid Ref: E 331170 N 162235			
Weston-super-Mare	25/P/1314/CTA	Part Ground Floor 27 - 29 Boulevard Weston-super-Mare	Prior approval for the proposed temporary change of use from Class E (Commercial, Business and Service) to Class F1(a) (Provision of Education) focused on the creative industries, including filmmaking, creative technology, photography, and digital media.  There are no proposed structural or physical changes to the premises. The change of use is requested for the duration of the lease, solely to facilitate educational delivery in line with Use Class F1(a). This is to revert back to Class E on the 30th August 2030	Charlotte Hughes	15 September 2025
		Grid Ref: E 332180 N 161722			
Weston-super-Mare	25/P/1339/FUL	22 Boulevard Weston-super-Mare BS23 1NA	Change of use from licensed bar to podiatry clinic	Charlotte Hughes	12 September 2025
		Grid Ref: E 332139 N 161677			



Weston-super-Mare	25/P/1405/FUL	8 St James Street Weston-super-Mare BS23 1SS	Change of use of existing Ground-floor cafe (Class E(b)) to form ancillary residential accommodation (Class C3) for use by the existing upper-floor dwelling. Works to include; replacement of existing parapets, render and front elevation windows with new, alongside the installation of a flat-roof upon existing rear extension.	Jason Mak	15 September 2025
		Grid Ref: E 331888 N 161357			
Weston-super-Mare	25/P/1440/TRCA	2 Eastfield Park Weston-super-Mare BS23 2PE	T1 - Cherry Laurel, reduce to previous points. T2 - Leylandii, reduce height by 3 - 4 meters and reduce lateral growth by 1 - 1.5 meters. T3 - Lawson Cypress, 2 meter height reduction and trim side as best possible. T4 - Apple tree, reduce to 1 point above previous points. T6 - Holm Oaks, reduce height to previous approximately 3 meters to be removed and trim sides. T7 - Norway Maple Crimson King, 2 meter height reduction and rebalance remaining crown from neighbours side.	James McCarthy	27 August 2025
		Grid Ref: E 332477 N 162249			
Weston-super-Mare	25/P/1446/FUH	43 St Marks Road Weston-super-Mare BS22 7PL	Demolition of the existing shed/workshop and single storey side element and proposed erection of a two storey side extension and a small single storey front extension.		19 September 2025
		Grid Ref: E 336127 N 163480			
Weston-super-Mare	25/P/1467/FUH	49 Elmsleigh Road Weston-super-Mare BS23 4JW	Proposed hip to gable loft extension including a flat-roof West dormer. Removal of 1no. outbuilding and siting of a replacement, partial demolition and alteration of remaining outbuilding alongside fenestration alterations to the main dwelling.		12 September 2025
		Grid Ref: E 332167 N 159633			

Weston-super-Mare	25/P/1470/FUL	Flat 4 Highbury Court Highbury Road Weston-super-Mare BS23 2DR	Proposed replacement of 5no. windows to the first floor flat with like for like double glazed units to match the existing style and colour.	Andrew Stevenson	12 September 2025
		Grid Ref: E 331345 N 162102			
Weston-super-Mare	25/P/1471/FUH	27 Penrice Close Weston-super-Mare BS22 9AH	Demolition of existing garage and side lean to canopy and proposed raising of the roof to create an additional storey including erection of a rear extension of the same height and 5no. rooflights.	Catherine Shuker	12 September 2025
		Grid Ref: E 334157 N 162675			
Weston-super-Mare	25/P/1472/AOC	26 Whitecross Road Weston-super-Mare BS23 1EW	Request to discharge conditions 3 (HMO Management Scheme) and 5 (Bin Store) from application 25/P/0431/FUL.	Annika Lepoittevin	12 September 2025
		Grid Ref: E 332074 N 160518			
Weston-super-Mare	25/P/1522/FUL	Flat 1 19 Atlantic Road Weston-super-Mare BS23 2DG	Proposed replacement of; existing single-glazed windows with double-glazed to the front and rear elevations, existing doors with PVC/Composite doors to the front and rear elevations, Existing rear fencing with new. Removal of existing concrete block to the front elevation and installation of handrails for existing front and rear stairways.	Charlotte Hughes	15 September 2025
		Grid Ref: E 331201 N 162300			

## Application types for which Town and Parish Councils are statutory consultees

Suffix	Application type	Suffix	Application type
/ADV	Advertisement Consent <sub>1</sub>	/MW1	Minerals and waste
/FUL	Full planning permission	/MW2	Minerals and waste with EIA
/FU2	Full planning permission and Environmental Impact Assessment (EIA)	/MMA	Minor material amendment
/FUH	Full planning permission - householder	/NMA	Non-material amendment <sub>2</sub>
/OUT	Outline planning permission	/MOD	Modification or discharge s106 Agreement
/OU2	Outline planning permission and EIA	/HZ1	Hazardous Substance Consent (general) <sub>3</sub>
/RM	Reserved matters	/HZ2	Hazardous Substance Consent (vary/remove condition) <sub>3</sub>
/PIP	Permission in Principle <sub>1</sub>	/HZ3	Hazardous Substance Consent (change of control) <sub>3</sub>
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/R36	Council app for Minerals and Waste (NSC is developer)	/R46	Council app for Minerals and Waste (NSC not developer)
/RLD	Council app to demolish listed building		

## Footnotes:

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2. Town and Parish Councils are statutory consultees for non-material amendment applications only if they have formally adopted a Neighbourhood Plan.
3. The statutory consultation period for hazardous substance applications is 28 days, which is calculated from the date this list was sent as stated above.

## Applications Registered, Listed by Parish/Town Council

**From:** 28 July – 3 August 2025

**Date Sent:** 4 August 2025

**21 day period ends:** 26 August 2025

### Introduction

This weekly list sets out what applications have been registered by North Somerset Council within the past week. Local Parish and Town Councils are statutory consultees for the application types listed at appendix 1.

For applications shown in this weekly list, that have a suffix that is listed at appendix 1, we are hereby formally consulting the Town or Parish Council within whose boundaries the application is located (please note the variations to this in the notes beneath the table).

The consultation period for these applications is set by Government and starts from the date we sent this weekly list. The date by which the consultation period ends and by when your comments need to be submitted to us, is confirmed at the top of this page and in the notes to the table at appendix 1. If you will not be able to provide your comments by the date the consultation ends, please contact the case officer to request additional time. If the name of the case officer is not shown, it means the application was not allocated to a case officer when the list was generated. However, you can ask who the case officer is by sending an email to [developmenttechnicalsupportteam@n-somerset.gov.uk](mailto:developmenttechnicalsupportteam@n-somerset.gov.uk)

For all other application types, that are not listed in at appendix 1, there is no statutory requirement for you to submit any comments to us and your council is not formally being consulted. This means the consultation period set out above does not apply. We have included these applications in this list for your information and your council can, if it chooses to do so, submit comments, which we will endeavour to consider.

Applications with a suffix of AOC are seeking to approve details required by a planning condition. They are not subject to formal consultation and so are not listed at appendix 1. You can submit comments about them but please bear in mind that we are required by Government to determine them as soon as possible and without delay, which means we often make our decisions well before the target date.

### Sending your comments

Town and Parish councils can send their comments to North Somerset Council using either of the following options.

#### Option 1 – Upload via website

Submit your comments using the Make a Comment function on the case file online. Your comments will be shown online immediately, and the case officer will be able to see them. Place the name of your council at the very top of your comments so people know they are from you council.

#### Options 2 – By email

Send your comments to [dmscanningrequests@n-somerset.gov.uk](mailto:dmscanningrequests@n-somerset.gov.uk) and CC them to the case officer. Your comments will take up to five working days to appear on the website.

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	25/P/1272/TRCA	2 Queens Road Weston-super-Mare BS23 2LG	T1 (Holly) - Fell.	James McCarthy	4 August 2025
		Grid Ref: E 331999 N 162024			
Weston-super-Mare	25/P/1273/TRCA	Somerville 17 Atlantic Road Weston-super-Mare BS23 2DG	T1 (Cherry) - 2m. crown reduction.	James McCarthy	4 August 2025
		Grid Ref: E 331194 N 162298			
Weston-super-Mare	25/P/1458/FUL	McDonalds Restaurants Ltd Weston Links Winterstoke Road Weston-super-Mare BS23 3YS	Proposed installation of 2no. rapid electric vehicle charging stations and ancillary equipment within the existing car park of McDonalds.		19 September 2025
		Grid Ref: E 333490 N 160387			
Weston-super-Mare	25/P/1464/FUL	Apartment 45 42 Birnbeck Road Weston-super-Mare BS23 2BU	Retrospective application for the creation of raised decking and a pergola upon existing rooftop.	Molly Willmot	19 September 2025
		Grid Ref: E 331095 N 162137			

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	25/P/1488/TRCA	5 Tower Walk Weston-super-Mare BS23 2JR  Grid Ref: E 331595 N 162225	T1 Holy tree removal, diseased and rott	James McCarthy	2 September 2025
Weston-super-Mare	25/P/1507/TRCA	24A Cecil Road Weston-super-Mare BS23 2NT  Grid Ref: E 332656 N 162238	G1 ash - cut back to boundary wall by up to 3m	James McCarthy	4 September 2025
Weston-super-Mare	25/P/1514/LDP	2 Brownlow Road Weston-super-Mare BS23 4LS  Grid Ref: E 332455 N 159610	Certificate of lawful development for a proposed use of the existing property as a supported living home for up to 4no. children. (Use Class C3(b))		23 September 2025
Weston-super-Mare	25/P/1532/FUH	2 Ashleigh Road Weston-super-Mare BS23 2XG  Grid Ref: E 333200 N 161927	Demolition of the existing single-storey rear extension and proposed erection of a larger single-storey rear extension, associated alterations and conversion of the existing detached garage to a home office.	Ehizokhale Abhulimen	19 September 2025

## Application types for which Town and Parish Councils are statutory consultees

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/OUT	Outline planning permission	/MOD	Modification or discharge s106 Agreement
/OU2	Outline planning permission and EIA	/HZ1	Hazardous Substance Consent (general) <sub>3</sub>
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## Applications Registered, Listed by Parish/Town Council

**From:** 4 August – 10 August 2025

**Date Sent:** 11 August 2025

**21 day period ends:** 2 September 2025

### Introduction

This weekly list sets out what applications have been registered by North Somerset Council within the past week. Local Parish and Town Councils are statutory consultees for the application types listed at appendix 1.

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Weston-super-Mare	25/P/1555/ADV	2C Gallagher Retail Park Marchfields Way Weston-super-Mare BS23 3YY	Advertisement consent for the display of 1no. internally illuminated fascia sign, 2no. non-illuminated fascia signs, 1no. illuminated digital sign and vinyl window signs		1 October 2025
		Grid Ref: E 333052 N 160339			
Weston-super-Mare	25/P/1562/FUL	Flat 3 42C Walliscote Road Weston-super-Mare BS23 1XF	Proposed conversion and extension of the existing loft with a flat roof rear dormer and erection of a new dual pitched dormer to the front elevation to match the existing. Enlargement of the rear bedroom window and installation of 2no. new side windows with obscured glazing. Erection of a new rear glazed porch with an additional window to the utility room and a new double front door. Addition of 1no. new skylight to the front of the house to match the current bathroom beside and 3no. new skylights to the front in loft area.	Jason Mak	25 September 2025
		Grid Ref: E 332019 N 160962			
Weston-super-Mare	25/P/1564/AOC	14 Dormeads View Weston-super-Mare BS24 7HB	Discharge of Condition 6 (Bicycle parking facilities) on application 25/P/0542/FUL	Jason Mak	25 September 2025
		Grid Ref: E 335805 N 161355			
Weston-super-Mare	25/P/1567/TEN	Pavement O/S 4 Exeter Road Weston-super-Mare BS23 4DA	Notification under Regulation 5 of the Electronic Communications Code of the intention to install fixed line broadband apparatus comprising of the installation of 1no. 9m light wooden pole. THIS IS NOT A PLANNING APPLICATION.	Molly Willmot	28 August 2025
		Grid Ref: E 332395 N 160311			

Weston-super-Mare	25/P/1570/FUL	6 Whirlwind Road Weston-super-Mare BS24 8EF  Grid Ref: E 335025 N 160813	Section 73 application to vary condition 1 attached to planning permission 23/P/2269/FUL (Siting of temporary building to accommodate nursery classroom for period not exceeding 2 years) to allow for the temporary building to remain in situ for an extended period of time.	Anna Hayes	26 September 2025
Weston-super-Mare	25/P/1590/LDE	First Floor Flat 71 Meadow Street Weston-super-Mare BS23 1QL  Grid Ref: E 332201 N 161532	Certificate of lawfulness for the change of use of the first floor of 71 Meadow Street to a use as a self-contained flat (Class C3).		29 September 2025
Weston-super-Mare	25/P/1591/TRCA	18 Albert Quadrant Weston-super-Mare BS23 2QY  Grid Ref: E 332367 N 161834	T1: Fell cherry tree	James McCarthy	16 September 2025
Weston-super-Mare	25/P/1609/LDP	20 Upper Bristol Road Weston-super-Mare BS22 8DA  Grid Ref: E 333854 N 162373	Certificate of lawful development for the erection of a flat roof dormer to the south elevation and insertion of 1no. rooflight to the North elevation.		2 October 2025

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# Roadmap to Zero Summary of Reporting

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## End of year update 2024/2025

### 1. Roadmap to Zero 2024/2025 update

2024-2025 Monthly usage data (kWh)

The chart below shows monthly energy data (kWh billed basis).

Month	24-25 Gas	24-25 Electricity	24-25 Road fuels
April	9664.00	17184.4	427
May	4788.00	16476.5	266
June	2048.00	15101.4	401
July	1950.00	15890.8	273
August	1671.00	14946.4	298
September	1216.00	14304.6	375
October	5466.00	11713.2	433
November	16009.00	14912.7	319
December	20145.00	15473.6	285
January	22786.00	18510.6	295
February	17146.00	17284.7	270
March	11011.00	12371	355

### Carbon footprint calculations – Water

The chart below shows usage of water across all Town Council owned sites across 2024/2025.

	The Maltings public toilets (m3)	Cemetery	Ladies Conv Cemetery - Bristol Rd Lwr	Upr Bristol Rd Conv	WSM Museum	The Blakehay
May 2024	1	4	0	1	1	9
June 2024	1	6	0	2	1	14
July 2024	1	5	0	2	1	13
August 2024	1	6	0	2	1	14
September 2024	1	6	0	2	1	14
October 2024	1	21	5	20	26	12
November 2024	0	5	0	2	2	9
December 2024	0	7	0	3	3	12
January 2025	1	7	1	3	3	13
February 2025	1	7	1	3	3	13
March 2025	0	6	0	3	2	12
<b>Total</b>	<b>8</b>	<b>80</b>	<b>7</b>	<b>43</b>	<b>44</b>	<b>135</b>

	Link Hills Conv	Walliscote Rd Conveniences	Grove House	Water Playground (Putting Green)	32 Waterloo Street
May 2024	4	11	4	71	1
June 2024	6	11	3	25	1
July 2024	6	11	3	24	25
August 2024	6	11	3	25	2
September 2024	6	12	3	25	2
October 2024	21	11	3	1191	2
November 2024	5	11	3	17	2
December 2024	7	10	3	24	2
January 2025	7	11	2	25	58
February 2025	7	10		25	6
March 2025	6	9		22	7
<b>Total</b>	<b>81</b>	<b>118</b>	<b>27</b>	<b>1474</b>	<b>108</b>

## 2. Community Fridge

A community fridge was opened on the 16th November 2021 in the Sovereign Centre in order to reduce food waste. This project has been fortunate to receive grant funding totalling £5500 from Hubbub in 2024. We continued to measure the success of the project through collection of data.

This data has demonstrated the following:

Total number of meals redistributed*	62,598
Highest weight delivery	1746.62
Percentage of food wasted	17.24%
Tonnes of CO2e saved	42.066048

\*This data collection has allowed us to understand the impact of the fridge on climate change and the work that we do with local supermarkets and how we help them save 'waste' to redistribute the food that is still fit to consume.

Type of food received	2024/ 2025 Total (KG)
Store-cupboard	7967
Sandwiches, toasties, salad meals	794
Cakes, Puddings, Non-bread bakery	1766
Meat, dairy, eggs	1469
Fruit, veg, bagged salad*	10,430
Bread	6725
Other	3464
<b>TOTAL:</b>	<b>32,615kg</b>

\*The largest category of food collected was fruit, veg and bagged salad. This shows us that our efforts to reduce food waste has had a positive impact on healthy eating. The two next categories were store-cupboard and bread.

### 3. Climate Change Champions

Climate Change Champions were set up in order to ‘champion’ climate change initiatives within the council. These champions no longer meet weekly.

### 4. The Green Infrastructure Strategy

The Green Infrastructure Strategy was approved in 2024.

The purpose of a strategy is to set overall goals and develop a plan to achieve them. It requires consideration of what you want to achieve and articulating where you are heading, by setting long-term goals, objectives and priorities for the future. The creation of a strategy is supported by recent legislation and best practice guidelines.

The Town Council and Steve Clark are working (from September 2025) on a Landscape and Ecology Management Plan as part of The Old Town Quarry project. The LEMP outlines how landscapes will be managed to promote biodiversity and ecological health, ensuring compliance with planning regulations and enhancing environmental quality.

### 5. Food clubs

Our food club network no longer meets. We completed the ‘Shaping Places for Healthier Lives’ project in March 2025. The overall project aimed to create environments that promote health and well-being by addressing the wider determinants of health through local partnerships and community engagement.



#### Summary of the funded projects:

- The project worked across BNSSG and used a co-production and systems thinking approach to improve food security by building on existing local work and expertise.
- Investing time and resources into relationship building led to important and lasting change.
- New food security action plans based on resident involvement developed local initiatives. Local organisations were funded to coordinate and deliver these with their communities.
- The project developed local capacity and experience; new food partnerships and networks; and connections into related strategy, policy and resources.
- Sharing of practice and learnings created spin-off projects and secured further resources.
- A range of impacts were made at multiple levels involving residents, local partners, stakeholders and Councils across BNSSG.
- Focusing on the bigger and long-term picture enabled wider involvement and impacts and led to a more collaborative, networked and sustainable system.

## 6. Tree Stock and Conservation

The Tree Forum had its first meeting in March 2022. We have continued these meetings Bi-monthly at Weston Museum. They are well attended by residents and other local organisations who have a passion for tree planting and conservation.

The aim is to bring together as many people, groups, organisations and businesses involved and interested in planting trees and other plants to increase tree canopy levels and biodiversity across the town. Through collaboration, the benefits to the town will be multiplied.

An update is given at each meeting about the Town Councils tree planting and environmental information, alongside any information from North Somerset Council Tree officers, We See Trees and Weston in Bloom. This shows the connectivity of the work that we do across the Town.

## 7. Future Planning

The summary of these reports will continue be collated within the individual project across the Town Council. This will be collated by the Senior Development Officer and Community Wellbeing Development Officer.