



WESTON-SUPER-MARE TOWN COUNCIL

WESTON-SUPER-MARE TOWN COUNCIL
MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE
HELD AT 32 WATERLOO STREET ON
WEDNESDAY 20th AUGUST 2025

Meeting Commenced: 7.00 pm**Meeting Concluded:** 8.27 pm

PRESENT: Councillors Caroline Reynolds (C), Ray Armstrong, Peter Crew, Justyna Pecak-Michalowicz, Marcia Pepperall, Tim Taylor and Richard Tucker (VC).

ALSO, IN ATTENDANCE: Councillor Roger Bailey, Sarah Pearse (CEO/Town Clerk), Samantha Bishop (Democratic Services Manager), Alison Garner (Democratic Services Officer) and a member of the public (joined at 7.38pm).

130	<p>Apologies for Absence and Notification of Substitution</p> <p>Apologies were received from Councillors Catherine Gibbons and John Carson with no substitutions.</p>
131	<p>Declarations of Interest</p> <p>There were no declarations of interest received.</p>
132	<p>Minutes of the previous Planning and Environment Committee Meeting held on 23rd July 2025</p> <p>The minutes from the previous meeting held on 23rd July 2025 had been previously circulated.</p> <p>A present tense spelling amendment on minute number 102 to change 'considered' to 'consider' was noted.</p> <p>PROPOSED BY: Councillor Ray Armstrong SECONDED BY: Councillor Peter Crew</p> <p>RESOLVED: That minutes of the 23rd July 2025 be approved and signed by the Chair.</p>

133	<p>Committee Forward Plan for the year 2025/26</p> <p>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, viewed at the meeting.</p> <p>RESOLVED: Noted</p>
134	<p>PLANNING</p> <p>Planning Applications and other Planning Matters submitted to the Town Council for consideration.</p> <p>Matters for Consideration</p> <p>a) Advisory disabled parking bay applications – previously circulated to ward councillors for comment</p> <p>The committee considered the following application, noting ward councillors' and members of the public comments received:</p> <p>6 Exeter Road, Weston-super-Mare, BS23 4DA - SUPPORT</p> <p>134.1 RESOLVED: To inform North Somerset Council of the Town Council's response.</p> <p>b) Consultation on Forthcoming Planning Application - The Sandringham Hotel, W-s-M, previously circulated to ward councillors for comment</p> <p>It was noted that this was a pre planning application with a new ownership and members commented how it complimented the sea front street scene flowing nicely into Winter Gardens.</p> <p>134.2 RESOLVED: That the consultation on the application be noted and that all members be sent the information.</p> <p>c) Revised plans - 25/P/0859/FUL - Land On South Side Of Bransby Way, West Of Heron Moor School, Weston-super-Mare, previously circulated to ward councillors for comment</p> <p>134.3 RESOLVED: That the revised plans including the addition of fencing be noted.</p>
135	<p>Matters for Noting:</p> <p>a) SNN5226 Two Street Names Needed for Development at the Former Airfield, Weston-super-Mare Phase H16 Part 3, previously circulated to the Chair and Vice Chair for comment - under Standing Order 5.3 - delegated power.</p> <p>It was noted that due to annual leave, comments from the Chair had only been received the previous day of no objection to the proposed street names.</p> <p>RESOLVED: That the two proposed street names as follows: Brabazon Park and Messenger Meadows were supported by the committee and North Somerset Council were to be informed of the Town Council's response.</p>

136 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) 14-20 July 2025
- b) 21-27 July 2025
- c) 28 July – 3 August 2025
- d) 4 – 8 August 2025

Application Number	Comments
1106	SUPPORT- <i>The Council supports this application in principle, but recommends that the following conditions or amendments be considered before approval:</i> <ul style="list-style-type: none"> • That materials used are sympathetic to the surrounding properties. WSM TC.
1356	SUPPORT - WSM TC.
1369	SUPPORT- <i>- The Council, While noting concerns about parking, supports this application in principle but recommends that the following conditions are met:</i> <ul style="list-style-type: none"> • That window materials used meet conservation area requirements - WSM TC
1423	OBJECTION – <i>The Council recommends refusal of this application on the following planning grounds:</i> <ul style="list-style-type: none"> • there are concerns regarding the lack of welfare facilities - WSM TC
1451	NEUTRAL – Requested more information from North Somerset Council regarding the need for a change/discharge of condition – WSM TC
1284	SUPPORT – <i>The Council does not object to this application in principle but recommends that the following conditions or amendments be considered before approval:</i> <ul style="list-style-type: none"> • that it fully complies with conservation area requirements - WSM TC.
1522	SUPPORT – <i>The Council does not object to this application in principle but recommends that the following conditions or amendments be considered before approval:</i> <ul style="list-style-type: none"> • that it fully complies with conservation area requirements - WSM TC. .
1314	SUPPORT – <i>The Council supports this application. Noting the change of times in retail industry and avoidance of empty units - WSM TC.</i>
1339	SUPPORT - <i>The Council supports this application. Noting the change of times in retail industry and avoidance of empty units - WSM TC..</i>

	1405	SUPPORT - <i>The Council supports this application.</i> Noting the change of times in retail industry and avoidance of empty units - WSM TC.
	1464	NEUTRAL – Noting this was a retrospective application and subject to safety assurances – WSM TC.
	1514	SUPPORT – <i>The Council supports this application</i> while noting concerns. There are no material planning considerations to warrant objection. However, it suggests NSC provide reassurance to the neighbours’ with regard to this application.– WSM TC.
	1562	SUPPORT - WSM TC.
	1590	SUPPORT - WSM TC.
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.		
ENVIRONMENTAL		
137	Roadmap to Zero .1 General Progress Update The Roadmap to Zero Summary of Reporting had previously been circulated. The Chair raised a question regarding the water price increases in October to which the Town Clerk explained this could be due to standing charges and the seasonal use of the water at the Water Park Splash Pad. However, would clarify this and inform members. Discussion ensued regarding Community Champion meetings where the Town Clerk advised that the Council did not have the resources to continue this and that it had been absorbed by department managers to consider. RESOLVED: 1.That the report be noted. 2. That the Committee would like to see an update of each departments progress towards the roadmap to zero ambitions at its meeting in November, noting that the first department should be Grounds, then others on rotation.	
There being no further business the Chair closed the meeting at 8.27pm. Signed.....Dated Chair of the Planning and Environment Committee		

Applications Registered, Listed by Parish/Town Council

From: 11 August – 17 August 2025

Date Sent: 18 August 2025

21 day period ends: 9 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.

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

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 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/1501/FUL	50 Birnbeck Road Weston-super-Mare BS23 2EE Grid Ref: E 331016 N 162147	Change of use from ground floor restaurant to two single bed flats. Alterations to front elevation remove existing canopy and insert new windows and doors. Creation of window wells to side elevation	Annika Lepoittevin	29 September 2025
Weston-super-Mare	25/P/1550/FUH	16 Elmsleigh Road Weston-super-Mare BS23 4JN Grid Ref: E 331998 N 159638	Proposed installation of a full-length Aluminium and Glass Veranda to the rear elevation.		23 September 2025
Weston-super-Mare	25/P/1611/FUL	Land To The Rear Of 33 Sandford Road Weston-super-Mare BS23 3EX Grid Ref: E 333044 N 161290	Demolition of existing single storey stables on site and conversion of existing two storey stable building to 2no. dwellings		2 October 2025
Weston-super-Mare	25/P/1619/FUH	63 Ashcombe Park Road Weston-super-Mare BS23 2YF Grid Ref: E 333401 N 162077	Demolition of the existing detached garage and proposed erection of a two storey side and single storey rear extension.	Niloofar Abolfazlzadeh	2 October 2025

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	25/P/1679/TEN	Corner Opposite 1 Westbrook Road Weston-super-Mare BS22 8JU Grid Ref: E 334665 N 162254	Notification under Regulation 5 of the Electronic Communications Code of the intention to install fixed line broadband apparatus comprising of the installation of 2no. 9m light poles. THIS IS NOT A PLANNING APPLICATION.	Molly Willmot	11 September 2025

Application types for which Town and Parish Councils are statutory consultees

Suffix	Application type	Suffix	Application type
/ADV	Advertisement Consent ₁	/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 ₂
/OUT	Outline planning permission	/MOD	Modification or discharge s106 Agreement
/OU2	Outline planning permission and EIA	/HZ1	Hazardous Substance Consent (general) ₃
/RM	Reserved matters	/HZ2	Hazardous Substance Consent (vary/remove condition) ₃
/PIP	Permission in Principle ₁	/HZ3	Hazardous Substance Consent (change of control) ₃
/TDC	Technical Details Consent ₁	/HZ4	Hazardous Substance Consent (revocation) ₃
/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: 18 August – 24 August 2025

Date Sent: 26 August 2025

21 day period ends: 16 September 2025

Introduction

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Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	25/P/1284/LBC	Flat 1 19 Atlantic Road Weston-super-Mare BS23 2DG Grid Ref: E 331201 N 162300	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	14 October 2025
Weston-super-Mare	25/P/1522/FUL	Flat 1 19 Atlantic Road Weston-super-Mare BS23 2DG Grid Ref: E 331201 N 162300	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	14 October 2025
Weston-super-Mare	25/P/1563/TRCA	6 Eastfield Park Weston-super-Mare BS23 2PE Grid Ref: E 332569 N 162204	G1 (Cherry Plumb) - Reduce in height by 4m. G2 (Laurel) - Reduce by 4m in height. T1, T3 (Ash), T7 (Leyland cypress) - Fell trees. T4 (Holme Oak) - Pollard to frame work at a finished height of 8m. T5 (Cherry) - Reduce lateral limbs by 2m from neighbouring property. T6 (Locust tree) - Reduce canopy by 2m.	James McCarthy	2 October 2025

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	25/P/1600/LDP	11 Westbury Crescent Weston-super-Mare BS23 4RB Grid Ref: E 332831 N 158902	Certification of Lawful Development for the creation of dropped kerb.	Molly Willmot	9 October 2025
Weston-super-Mare	25/P/1604/FUH	6 Lower Kewstoke Road Weston-super-Mare BS22 9JA Grid Ref: E 335538 N 163015	Partial demolition of the existing garage to create off-road parking spaces for 2no. vehicles and turning area in rear garden.	Niloofar Abolfazlzadeh	15 October 2025
Weston-super-Mare	25/P/1613/TRCA	Managers Office Pegasus Court 58 Beach Road Weston-super-Mare BS23 4AL Grid Ref: E 331739 N 160351	T1 maple - reduce crown by up to 1m and remove dead wood	James McCarthy	19 September 2025
Weston-super-Mare	25/P/1633/FUL	Grand Central Hotel 1 Beach Road Weston-super-Mare BS23 1AS Grid Ref: E 331836 N 161377	Full planning application for the conversion of the first and second floors of the vacant hotel into 20 no. residential apartments (Use Class C3). External alterations, including alterations to windows, to Regent Street elevation and rear elevation. A number of minor buildings within the central courtyard to the rear are proposed to be removed.	Anna Hayes	20 November 2025

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	25/P/1634/FUL	Grand Central Hotel 1 Beach Road Weston-super-Mare BS23 1AS Grid Ref: E 331836 N 161377	Full planning application for an additional floor of the vacant hotel to provide 8no. residential apartments (Use Class C3). External alterations, including alterations to windows, to Regent Street elevation and rear elevation.	Anna Hayes	6 October 2025
Weston-super-Mare	25/P/1639/FUH	4 Underhill Drive Uphill Weston-super-Mare BS23 4TL Grid Ref: E 331871 N 158493	Proposed erection of a single storey front porch.	Niloofar Abolfazlzadeh	6 October 2025
Weston-super-Mare	25/P/1641/TRCA	41 South Road Weston-super-Mare BS23 2LX Grid Ref: E 331499 N 162389	(T1) 3 x Holm Oak saplings growing out of stone wall to be removed, due to wall damage causing rocks to fall down onto driveway and outbuilding.	James McCarthy	23 September 2025
Weston-super-Mare	25/P/1673/AOC	Works Gloucester Street Weston-super-Mare BS23 1TA Grid Ref: E 331868 N 161287	Request to discharge condition 8b (Colour of external walls including mural and fixture details) from application 23/P/0590/FUL.	Neil Underhay	9 October 2025

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	25/P/1692/FUL	1 Somerdale Avenue Weston-super-Mare BS22 8ED	Change of use of first floor from Use Class C3 (residential) to Use Class E (Commercial, Business and Service) (retrospective)		13 October 2025
		Grid Ref: E 334094 N 161970			
Weston-super-Mare	25/P/1698/NMA	Parcel H16 , Haywood Village Weston Airfield Weston-super-Mare	Non-material amendment to reserved matters permission 22/P/2427/RM (Reserved matters for appearance, landscaping, layout and scale for the erection of 207 no. dwellings (Use Class C3) with associated landscaping, engineering works and infrastructure pursuant to outline 12/P/1510/OT2) to allow the addition of garages to plots 850 and 851; reduction of width of rear window on Saunton House Type elevations; and reduction of dormer window height on Whinfell House Type elevations		15 September 2025
		Grid Ref: E 334879 N 160120			
Weston-super-Mare	25/P/1713/FUH	2 Puffin Close Weston-super-Mare BS22 8TU	Proposed erection of a first floor side extension.	Niloofar Abolfazlzadeh	15 October 2025
		Grid Ref: E 335887 N 161995			

Application types for which Town and Parish Councils are statutory consultees

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/ADV	Advertisement Consent ₁	/MW1	Minerals and waste
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/FU2	Full planning permission and Environmental Impact Assessment (EIA)	/MMA	Minor material amendment
/FUH	Full planning permission - householder	/NMA	Non-material amendment ₂
/OUT	Outline planning permission	/MOD	Modification or discharge s106 Agreement
/OU2	Outline planning permission and EIA	/HZ1	Hazardous Substance Consent (general) ₃
/RM	Reserved matters	/HZ2	Hazardous Substance Consent (vary/remove condition) ₃
/PIP	Permission in Principle ₁	/HZ3	Hazardous Substance Consent (change of control) ₃
/TDC	Technical Details Consent ₁	/HZ4	Hazardous Substance Consent (revocation) ₃
/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)
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Applications Registered, Listed by Parish/Town Council

From: 25 August – 31 August 2025

Date Sent: 1 September 2025

21 day period ends: 22 September 2025

Introduction

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Weston-super-Mare	25/P/1693/ADV	1 Somerdale Avenue Weston-super-Mare BS22 8ED	Display of 3no. non-illuminated fascia signs (retrospective)	Molly Willmot	21 October 2025
		Grid Ref: E 334094 N 161970			
Weston-super-Mare	25/P/1706/FUL	Sandringham Hotel 1 Victoria Square Weston-super-Mare BS23 1AN	Erection of a two-storey front and side extension to the existing hotel building following demolition of more recent additions, replacement shop building and other associated works	Anna Hayes	14 October 2025
		Grid Ref: E 331751 N 161499			
Weston-super-Mare	25/P/1731/FUH	9 Christian Close Weston-super-Mare BS22 7TP	Proposed erection of a single storey rear flat roof extension and replacement of the flat roof to the existing side extension to include the installation of 2no. roof lights.	Catherine Shuker	17 October 2025
		Grid Ref: E 336520 N 163315			
Weston-super-Mare	25/P/1743/AOC	Plot A7 Weston Business Quarter Plot Beaufighter Road Weston-super-Mare	Request to discharge condition 3 (CEMP) from application 23/P/2014/FUL.	Sally Evans	21 October 2025
		Grid Ref: E 334689 N 160509			

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	25/P/1751/ADV	I M O Car Wash Weston Links Weston-super-Mare BS23 3WL	Advertisement consent for the proposed installation of 1no. internally-illuminated digital format rotating D-Poster.	Catherine Shuker	21 October 2025
		Grid Ref: E 333494 N 160372			

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Applications Registered, Listed by Parish/Town Council

From: 1 September – 7 September 2025

Date Sent: 8 September 2025

21 day period ends: 29 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.

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

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 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/1482/FUH	184 Locking Road Weston-super-Mare BS23 3LU Grid Ref: E 333608 N 161289	Demolition of the existing single storey rear extension and proposed erection of a new single storey rear extension with a flat roof.	Catherine Shuker	27 October 2025
Weston-super-Mare	25/P/1663/TPO	298 Locking Road Weston-super-Mare BS22 8ND Grid Ref: E 334098 N 161540	T1, T3 & T4 Willow trees. Pollard at 3m. The tree owner would like them to be managed the same as the willows further along the site. T2 Ash. Remove major dead wood. The tree is over an area that many student use.	James McCarthy	29 October 2025
Weston-super-Mare	25/P/1666/TRCA	Rainham Court South Road Weston-super-Mare BS23 2HR Grid Ref: E 331080 N 162360	T1: Oak, Remove dead wood. T2: Sycamore, Crown raise lower limbs to 3m. T3: Holm oak, Reduce canopy by 2-3m and reshape. T4: Ash, Reduce side by 2m back from the building. T5: Beech, Reduce side by 2m back from the building. T6 Holm oak, Reduce over hanging limbs by 2m over the neighbours property. T7: Holly dead, Remove to ground level.	James McCarthy	25 September 2025
Weston-super-Mare	25/P/1725/TRCA	Prosser Mews 69 Beach Road Weston-super-Mare Grid Ref: E 331733 N 160093	Clarence Park West, 5 trees backing onto 69 Beach Road - crown lift the branches that are interfering with the houses to a height of 2.5 meters above the ridge height of the houses	James McCarthy	3 October 2025

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	25/P/1737/FUL	105 - 107 High Street Worle Weston-super-Mare BS22 6HA Grid Ref: E 335345 N 162694	Proposed demolition of existing takeaway premises (off Hill Road). Erection of a 2-storey Class E (offices) building.	Jason Mak	28 October 2025
Weston-super-Mare	25/P/1740/TPO	21 Portishead Road Weston-super-Mare BS22 7UX Grid Ref: E 336600 N 163545	Ash (T1) - Limb resting on property roof - prune back to sub lateral to give 1.5m clearance from building to prevent damage to roof.	James McCarthy	29 October 2025
Weston-super-Mare	25/P/1741/TRCA	43 Charlton Road Weston-super-Mare BS23 4HG Grid Ref: E 331985 N 159797	T1 magnolia to be crown reduced/ pollarded back to previous pruning points	James McCarthy	7 October 2025
Weston-super-Mare	25/P/1744/FUH	6 Beach End Road Uphill Weston-super-Mare BS23 4YD Grid Ref: E 331372 N 158618	Proposed erection of a single storey side extension.	Catherine Shuker	31 October 2025

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	25/P/1745/TEN	Knightstone Park 7 Clarence Road East Weston-super-Mare Grid Ref: E 332094 N 160138	Notification under Regulation 5 of the Electronic Communications Code of the intention to install fixed line broadband apparatus comprising the installation of internal FTTP cabling. THIS IS NOT A PLANNING APPLICATION.	Molly Willmot	23 September 2025
Weston-super-Mare	25/P/1748/FUH	7 The Crescent Worlebury Weston-super-Mare BS22 9SR Grid Ref: E 333764 N 162760	Proposed removal of the existing roof and formation of a first floor with a pitched roof and 4no. rooflights. Relocation of the main entrance to include the erection of a new front porch, with associated internal and external alterations.	Charlotte Hughes	21 October 2025
Weston-super-Mare	25/P/1758/MOD	Former Weston Airfield Winterstoke Road Weston-super-Mare Grid Ref: E 334687 N 160095	Deed of variation of Affordable Homes provisions in Schedule 3 of the S106 agreement relating to Outline planning permission 12/P/1510/OT2 to amend Clause 6 (Chargee's duties) and Clause 5.6.2 (Maximum Annual Rent)	Sally Evans	21 October 2025

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	25/P/1756/TPO	3 Brean Down Avenue Weston-super-Mare BS23 4JH Grid Ref: E 331847 N 159549	T1 - Monterey Cypress - Reduce end weight of lateral branches by up to 1.5 meters, remove compromised dynamic cable brace and install new. cable brace has been installed previously (date unknown), this has no slack and is under constant tension, the contact point with the stems is now strangling the tree. I believe the end weight reduction will reduce some of the constant tension on the current cable brace, allowing us to remove it and correctly install a new dynamic cable brace with a yearly inspection plan to monitor any adverse movement/tension.	James McCarthy	29 October 2025
Weston-super-Mare	25/P/1762/FUH	3 Ashcroft Brompton Road Weston-super-Mare BS24 9BN Grid Ref: E 333515 N 158810	Proposed erection of a first-floor front dormer.	Catherine Shuker	22 October 2025
Weston-super-Mare	25/P/1763/FUH	1 Rochester Close Weston-super-Mare BS24 9NH Grid Ref: E 333172 N 158282	Proposed extension of existing garage and erection of a single storey link extension alongside the creation of a detached 'garden room' outbuilding to the South of the site.	Niloofar Abolfazlzadeh	22 October 2025

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	25/P/1775/DEA	Alexandra House Lonsdale Avenue Weston-super-Mare	Application to determine if prior approval is required for the demolition of the residential apartment buildings at Alexandra House, Lonsdale Road, Weston-super-Mare	Neil Underhay	25 September 2025
		Grid Ref: E 332903 N 159580			
Weston-super-Mare	25/P/1776/DEA	Hillsborough House Selworthy Road Weston-super-Mare BS23 3SY	Application to determine if prior approval is required for the demolition of the residential apartment building at Hillsborough House, Selworthy Road, Weston-super-Mare	Neil Underhay	25 September 2025
		Grid Ref: E 333138 N 159951			

Application types for which Town and Parish Councils are statutory consultees

Suffix	Application type	Suffix	Application type
/ADV	Advertisement Consent ₁	/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 ₂
/OUT	Outline planning permission	/MOD	Modification or discharge s106 Agreement
/OU2	Outline planning permission and EIA	/HZ1	Hazardous Substance Consent (general) ₃
/RM	Reserved matters	/HZ2	Hazardous Substance Consent (vary/remove condition) ₃
/PIP	Permission in Principle ₁	/HZ3	Hazardous Substance Consent (change of control) ₃
/TDC	Technical Details Consent ₁	/HZ4	Hazardous Substance Consent (revocation) ₃
/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.

Planning and Environment Committee – September 17th, 2025.

Tree Consultant's Report

This report provides the Planning and Environment Committee with an update of the tree management and environmental work carried out by the Council's arboricultural consultant.

Tree Management:

The In Leaf inspections have been carried out over the last few weeks which will inform the work carried out in the winter pruning programme.

There has also been a focus on discharging the tree protection and LEMP conditions for the Old Town Quarry planning application, along with organising the site preparation and landscape work ready for the re-opening of the site.

Once that has been completed the focus of the tree management works will be getting permission for the tree pruning programme from North Somerset and organising the works to match this year's budget.

Environment Projects:

Green Infrastructure Strategy:

On the recommendation of the Forest of Avon's Woodland Officer we will be assessing whether it is more suitable for WSMTC to apply for funding under the Green Canopy Project - <https://forestofavon.org/all-partner-projects/green-canopy-project-for-parish-councils/> which is sourced from the Trees for Climate funding, but is aimed specifically to local councils.

Work on creating the SMARTER objectives for the action plan has been delayed due to the prioritisation of the Old Town Quarry works but will re-commence later in the autumn when the GI strategy will be reviewed and finalised in conjunction with the Action Plan.

Tree Planting Scheme:

The Big Worle Edible Tree Trail community planting dates have been delayed slightly, as we have had to take on the service checks for the Alliance Homes sites. However, we hope to be able to plant the trees in October which will allow the trees to be planted in what should be more favourable conditions.

We have submitted our consent form to the Forest of Avon Trust for our application for funding under the Green Canopy Project - they are now conducting checks for all of the potential planting sites and we will be carrying out site visits and designing the planting scheme in October.

Tree and Plant Group:

The Tree & Plant Group meeting will take place on September 17th, 2025. The key points at the meeting will be:

- A presentation on soil health and a proposal for a community composting scheme.
- Seed collecting events for the community tree nursery.
- The completion of the management plan for the Weston Community Arboretum.
- The success of Blooming Weston Returns managing planters and sites around Weston.