



WESTON-SUPER-MARE TOWN COUNCIL

**WESTON-SUPER-MARE TOWN COUNCIL**  
**MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE**  
**HELD AT 32 WATERLOO STREET ON**  
**WEDNESDAY 15<sup>th</sup> OCTOBER 2025**

**Meeting Commenced:** 7.00 pm**Meeting Concluded:** 7.40pm

**PRESENT:** Councillors Peter Crew (C), John Carson, Ray Armstrong, Owen James (S), Justyna Pecak-Michalowicz, Marcia Pepperall and Tim Taylor.

**ALSO, IN ATTENDANCE:** Sarah Pearce (CEO/Town Clerk), Samantha Bishop (Democratic Services Manager) and Alison Garner (Democratic Services Officer).

In the absence of the Chair and Vice Chair, the committee needed to elect a Chair of the meeting.

**PROPOSED BY:** Councillor Marcia Pepperall**SECONDED BY:** Councillor Ray Armstrong

A vote was taken and accordingly it was **carried**.

**RESOLUTION:** That Councillor Peter Crew be elected Chair of the meeting.

|            |                                                                                                                                                                                                                                                                                                                                                                                                                |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>184</b> | <p><b>Apologies for Absence and Notification of Substitution</b></p> <p>Apologies were received from Councillors Caroline Reynolds and Catherine Gibbons, with no substitution and Richard Tucker substituted by Owen James.</p>                                                                                                                                                                               |
| <b>185</b> | <p><b>Declarations of Interest</b></p> <p>There were no declarations of interest received.</p>                                                                                                                                                                                                                                                                                                                 |
| <b>186</b> | <p><b>Minutes of the previous Planning and Environment Committee Meeting held on 17<sup>th</sup> September 2025.</b></p> <p>The minutes from the previous meeting held on 17<sup>th</sup> September 2025 had been previously circulated.</p> <p><b>PROPOSED BY:</b> Councillor Ray Armstrong<br/> <b>SECONDED BY:</b> Councillor Tim Taylor</p> <p>A vote was taken and accordingly it was <b>carried</b>.</p> |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     | <p><b>RESOLVED:</b> That minutes of the 17<sup>th</sup> September 2025 be approved and signed by the Chair.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 187 | <p><b>PLANNING</b></p> <p><b>Matters for Consideration:</b></p> <p><b>a) Advisory disabled parking bay applications:</b></p> <p>The committee considered the following application, noting ward councillors' comments</p> <ol style="list-style-type: none"> <li>1. 9 Bathurst Road – Which had been previously circulated to ward councillors for comment.</li> </ol> <p>It was noted that ward councillors had no objection to the application.</p> <p><b>RESOLVED:</b> To inform North Somerset of the Town Council's response.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 188 | <p><b>Matters for Noting:</b></p> <p>Members were pleased to note that the Town Council comments were being considered in line with applications.</p> <p><b>a) Appeal - 25/P/0185/FUL - 35 Whitecross Road W-s-M BS23 1EN – appeal against decision to refuse to grant planning permission – previously circulated to ward councillors for comment.</b></p> <p><b>RESOLVED:</b> Noted</p> <p><b>b) Appeal - 25/P/0556/FUL - Land Off Junction At Broadway And Loxton Road W-s-M BS23 4RF – appeal against decision to refuse to grant planning permission – previously circulated to ward councillors for comment.</b></p> <p><b>RESOLVED:</b> Noted</p> <p><b>c) Revised plans - 25/P/1940/R3 - Grove Park, Grove Lane, Weston-super-Mare – previously circulated to ward councillors for comment.</b></p> <p><b>RESOLVED:</b> Noted</p> <p><b>d) Consultation on Forthcoming Planning Application – Costa Nosta/Cliff Café, Toll Road, W-s-M– previously circulated to ward councillors for comment</b></p> <p><b>RESOLVED:</b> Noted</p> <p><b>e) Appeal - 25/P/0592/FUL - Land On The South Side Of Coleridge Road Rear Of Weston Youth Centre Weston-super-Mare – previously circulated to ward councillors for comment</b></p> <p><b>RESOLVED:</b> Noted</p> |

**189 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) **8-14 September 2025**
- b) **15-21 September 2025**
- c) **22-28 September 2025**
- d) **29 September – 5 October 2025**

The following applications were discussed with further comment and recommendations as follows:

| <b><i>Application Number</i></b> | <b><i>Comments</i></b>                                                                                                                                                                                                    |
|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1746                             | <b>SUPPORT - WSM TC</b>                                                                                                                                                                                                   |
| 1824                             | <b>SUPPORT - WSM TC</b>                                                                                                                                                                                                   |
| 1890                             | <b>SUPPORT - WSM TC</b>                                                                                                                                                                                                   |
| 1898                             | Noted that work had started before application was submitted. Is in line with plans. Working with the community. <b>SUPPORT - WSM TC</b>                                                                                  |
| 1821                             | <b>SUPPORT - WSM TC</b>                                                                                                                                                                                                   |
| 1860                             |                                                                                                                                                                                                                           |
| 1867                             |                                                                                                                                                                                                                           |
| 1940                             | First stage of plans for improvement to the park. Very welcomed. <b>SUPPORT - WSM TC</b><br><br>Discussion ensued regarding public comments, design and vandalism. When reopened will be managed by the town council.     |
| 1941                             | <b>SUPPORT - WSM TC</b>                                                                                                                                                                                                   |
| 1896                             | Concerns regarding reconfiguration of accommodation into multiple accommodation and sufficient space/welfare facilities. Overdevelopment of the site. Design, scale, and character of development. <b>OBJECT - WSM TC</b> |
| 1995                             | Providing this does not contradict conservation area requirements <b>SUPPORT - WSM TC</b>                                                                                                                                 |
| 1997                             | Noting one public comment of support. <b>SUPPORT - 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.

## ENVIRONMENTAL

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### Budget setting considerations

The report of the Director of Finance and Resources had been previously circulated.

A review of the budget setting process was taken to the Finance & General Purposes on 18<sup>th</sup> August 2025 whereby it was recommended that during September and October each year that Committees and Sub Committees were to provide recommendations/considerations to budget areas in line with set strategic aims of the council only (having regard for the councils Medium Term Financial Plan). (Available on the council's website).

The following budget areas were reviewed as part of the first draft review for the 2026/2027 budget and identified income and expenditure that needed consideration against the budgets that were set in 2025/2026.

The items within the attached report had been identified to aid the delivery of the Town Council's strategic plan and to move forward working with partners and community groups through service level agreements and community grants.

It was noted that the £46,125 included the tree allowance and solar for the Museum etc for 2025/2026 which were for projects identified for progression during this financial year.

Members queried whether there was provision within the £46,125 for the monitoring of the council roadmap.

The Town Clerk advised that the figure did not allow for this resource and it was noted that the council had utilised ad hoc, a volunteer to help with data capturing.

**RESOLVED:** To approve in principal, the costs and income identified within the budget holders reports for inclusion in the draft budget for 2026/2027 and that the direction for budget setting from the committee was that the budget presentation in December 2025 for the year 2026/2027 should be representative of a standstill budget (against 2025/26) with only a CPI increase applied.

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### Roadmap to Zero

#### 8.1 Community Fridge Update

A report had been previously circulated.

Members noted that the Community Fridge (CF) was very well received by the community and engaging with more shops.

This was a great example of a good news story that should be celebrated.

The Town Clerk informed that the CF was regularly reported through the council's newsletter and through social media platforms.

**RESOLVED:** That the report be noted.

There being no further business the Chair closed the meeting at 7.40pm.

Signed.....Dated .....  
Chair of the Planning and Environment Committee

## **Applications Registered, Listed by Parish/Town Council**

**From:** 6 October – 12 October 2025

**Date Sent:** 13 October 2025

**21 day period ends:** 3 November 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/1793/TPO      | 20 Trawden Close<br>Weston-super-Mare<br>BS23 2UE<br><br>Grid Ref: E 333265 N 162382                               | T1 - Red oak - Reduce lateral growth away from 18 and 20 Trawden Close by removing 1 - 1.5 meters of growth and leaving a 2 meter clearance to the properties. T2 - Beech - Extensive squirrel damage on large low lateral limbs, reduce lateral growth on these by up to 2 meters to reduce the risk of limb failure. | James McCarthy | 2 December 2025 |
| Weston-super-Mare | 25/P/1794/TRCA     | 19 Elmsleigh Road<br>Weston-super-Mare<br>BS23 4JW<br><br>Grid Ref: E 332002 N 159681                              | T1 - Cherry, reduce to previous points, approximately 1.5 - 2 meters of growth to be removed.                                                                                                                                                                                                                          | James McCarthy | 14 October 2025 |
| Weston-super-Mare | 25/P/1795/TRCA     | Flat 7<br>Landsdown Court<br>20 Trewartha Park<br>Weston-super-Mare<br>BS23 2RR<br><br>Grid Ref: E 332585 N 161947 | G1 - Mixed group of pittosporum, apple and bay, reduce to previous points removing up to 1.5 meters of growth.                                                                                                                                                                                                         | James McCarthy | 14 October 2025 |
| Weston-super-Mare | 25/P/1796/TRCA     | Flat 1<br>3 Queens Road<br>Weston-super-Mare<br>BS23 2LF<br><br>Grid Ref: E 332022 N 161975                        | T1 - Conifer, remove to ground level. T2 - Holly, remove to ground level. T3 - Leylandii Conifer, reduce 50% and trim into shape.                                                                                                                                                                                      | James McCarthy | 14 October 2025 |

| Parish            | Application Number | Location                                                                                     | Proposal                                                                          | Case Officer   | Target Date      |
|-------------------|--------------------|----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|----------------|------------------|
| Weston-super-Mare | 25/P/1876/TPO      | 104 Spring Hill<br>Weston-super-Mare<br>BS22 9BD<br><br>Grid Ref: E 334812 N 162421          | T1- Monterey Cypress -Reduce top by 2 meters and reduce side laterals by 1 meter. | James McCarthy | 25 November 2025 |
| Weston-super-Mare | 25/P/1893/TRCA     | 72 Bristol Road Lower<br>Weston-super-Mare<br>BS23 2PY<br><br>Grid Ref: E 332444 N 162132    | T1- Horse Chestnut - Fell. T2 and T3 - Sycamores - crown lift to 2.5m abl         | James McCarthy | 11 November 2025 |
| Weston-super-Mare | 25/P/1899/TRCA     | 91A Severn Road<br>Weston-super-Mare<br>BS23 1DS<br><br>Grid Ref: E 332275 N 160408          | T1, (Eucalyptus), T2 (Willow) and T3 (Sycamore) - Fell to ground level.           | James McCarthy | 28 October 2025  |
| Weston-super-Mare | 25/P/1900/TRCA     | 119 Church Road<br>Worle<br>Weston-super-Mare<br>BS22 9EL<br><br>Grid Ref: E 335368 N 162965 | T1 (Holm Oak) - Crown reduction by 1 -1.5 m.                                      | James McCarthy | 28 October 2025  |

| Parish            | Application Number | Location                                                                | Proposal                                                                              | Case Officer   | Target Date     |
|-------------------|--------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------------------------|----------------|-----------------|
| Weston-super-Mare | 25/P/1910/FUL      | Land Adjacent To<br>32 Falcon Crescent<br>Weston-super-Mare<br>BS22 8RX | Proposed erection of a double garage on land adjacent to 32 Falcon Crescent BS22 8RX. |                | 3 December 2025 |
|                   |                    | Grid Ref: E 335034 N 161784                                             |                                                                                       |                |                 |
| Weston-super-Mare | 25/P/1934/TRCA     | 32 Malvern Road<br>Weston-super-Mare<br>BS23 4DF                        | T1 beach - reduce crown by up to one metre.                                           | James McCarthy | 31 October 2025 |
|                   |                    | Grid Ref: E 332346 N 160091                                             |                                                                                       |                |                 |
| Weston-super-Mare | 25/P/1935/TRCA     | 16 Old Church Road<br>Uphill<br>Weston-super-Mare<br>BS23 4UH           | All three lime trees will be pollarded up to 2 metres.                                | James McCarthy | 31 October 2025 |
|                   |                    | Grid Ref: E 331772 N 158913                                             |                                                                                       |                |                 |
| Weston-super-Mare | 25/P/1976/FUL      | 9 Shrubbery Walk West<br>Weston-super-Mare<br>BS23 2JF                  | Proposed replacement of existing first floor windows with new                         | Molly Willmot  | 1 December 2025 |
|                   |                    | Grid Ref: E 331543 N 162164                                             |                                                                                       |                |                 |

| Parish            | Application Number | Location                                                                                              | Proposal                                                                                                                                                                                                                                                                         | Case Officer     | Target Date      |
|-------------------|--------------------|-------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------|
| Weston-super-Mare | 25/P/1986/FUH      | 112 Uphill Way<br>Uphill<br>Weston-super-Mare<br>BS23 4XP<br><br>Grid Ref: E 331573 N 158542          | Proposed demolition of existing conservatory and erection of a single storey rear extension.                                                                                                                                                                                     | Catherine Shuker | 27 November 2025 |
| Weston-super-Mare | 25/P/1994/TRCA     | 2 Lower Kewstoke Road<br>Weston-super-Mare<br>BS22 9JA<br><br>Grid Ref: E 335534 N 162983             | Beeches location 23 crown reduction 2 metres. Bay and Mock Orange location 21/22 crown reduction 2 metres. Mirabelle Plums location 13/14 crown reduction 2 metres. Beech location 20 crown reduction 2 metres.                                                                  | James McCarthy   | 10 November 2025 |
| Weston-super-Mare | 25/P/1999/TRCA     | Prince Consort Gardens<br>Upper Kewstoke Road<br>Weston-super-Mare<br><br>Grid Ref: E 330915 N 162289 | T1 (Sycamores) - Pollard. T2 (Holm Oak) - Fell main tree and pollard adjacent, self-seeded trees. T3 (Self-seeded Holm Oak) - Fell and shape to form a bench. T4 (Holm Oak) - Pollard. T5 (Holm Oak) - Pollard and remove truncated limbs. T6 (Holm Oak) - Fell and retain wood. | James McCarthy   | 10 November 2025 |
| Weston-super-Mare | 25/P/2001/FUH      | 29 Belgrave Road<br>Weston-super-Mare<br>BS22 8AJ<br><br>Grid Ref: E 333917 N 161799                  | Proposed removal of existing conservatory and erection of a single storey rear extension and raised rear decking.                                                                                                                                                                | Molly Willmot    | 24 November 2025 |

| Parish            | Application Number | Location                                                                                             | Proposal                                                                                                                                                                                                                           | Case Officer           | Target Date      |
|-------------------|--------------------|------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|------------------|
| Weston-super-Mare | 25/P/2012/TRCA     | 11 Uphill Road South Uphill<br>Weston-super-Mare<br>BS23 4SD<br><br>Grid Ref: E 332043 N 158852      | T1: Reduce cherry by 2m and reshape. T2: Reduce maple by 2m. T3: Reduce sycamore by 2m. T4: Reduce beech tree by 2m. T5: Reduce holm oak by 2m                                                                                     | James McCarthy         | 12 November 2025 |
| Weston-super-Mare | 25/P/2015/FUL      | 56 Orchard Street<br>Weston-super-Mare<br>BS23 1RL<br><br>Grid Ref: E 332157 N 161638                | Proposed change of use and internal alterations to the existing ground floor office and flat to form a larger self-contained flat and satellite office. Installation of 2no. windows at ground floor level to the South elevation. | Charlotte Hughes       | 25 November 2025 |
| Weston-super-Mare | 25/P/2017/TRCA     | Birnbeck Court<br>Carlton Street<br>Weston-super-Mare<br>BS23 1UL<br><br>Grid Ref: E 331895 N 161068 | The large Whitebeam - Fell and grind to allow light into property and reduce likelihood of damage to wall.                                                                                                                         | James McCarthy         | 12 November 2025 |
| Weston-super-Mare | 25/P/2021/FUL      | Pavement Outside Tesco<br>Locking Road<br>Weston-super-Mare<br><br>Grid Ref: E 332227 N 161295       | Installation of 1no. BT Street Hub and removal of associated BT payphones                                                                                                                                                          | Niloofar Abolfazlzadeh | 25 November 2025 |

| Parish            | Application Number | Location                                              | Proposal                                                                                                                    | Case Officer           | Target Date      |
|-------------------|--------------------|-------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|------------------------|------------------|
| Weston-super-Mare | 25/P/2022/ADV      | Pavement Outside Tesco Locking Road Weston-super-Mare | Advertisement consent for the installation of 2no. digital 75" LCD display screens, one on each side of the Street Hub unit | Niloofar Abolfazlzadeh | 25 November 2025 |
|                   |                    | Grid Ref: E 332227 N 161295                           |                                                                                                                             |                        |                  |
| Weston-super-Mare | 25/P/2023/FUL      | Pavement Outside 76A Regent Street Weston-super-Mare  | The installation of 1no. BT Street Hub and removal of associated BT payphones                                               | Niloofar Abolfazlzadeh | 25 November 2025 |
|                   |                    | Grid Ref: E 332050 N 161359                           |                                                                                                                             |                        |                  |
| Weston-super-Mare | 25/P/2024/ADV      | Pavement Outside 76A Regent Street Weston-super-Mare  | Advertisement consent for the installation of 2no. digital 75" LCD display screens, one on each side of the Street Hub unit | Niloofar Abolfazlzadeh | 25 November 2025 |
|                   |                    | Grid Ref: E 332050 N 161359                           |                                                                                                                             |                        |                  |
| Weston-super-Mare | 25/P/2025/FUL      | Pavement Adjacent 2 Waterloo Street Weston-super-Mare | The installation of 1no. BT Street Hub and removal of associated BT payphones                                               | Niloofar Abolfazlzadeh | 25 November 2025 |
|                   |                    | Grid Ref: E 331925 N 161667                           |                                                                                                                             |                        |                  |

| Parish            | Application Number | Location                                                           | Proposal                                                                                                                                                                                                                                     | Case Officer           | Target Date      |
|-------------------|--------------------|--------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|------------------|
| Weston-super-Mare | 25/P/2026/ADV      | Pavement Adjacent<br>2 Waterloo Street<br>Weston-super-Mare        | Advertisement consent for the installation of 2no. digital 75" LCD display screens, one on each side of the Street Hub unit                                                                                                                  | Niloofar Abolfazlzadeh | 25 November 2025 |
|                   |                    | Grid Ref: E 331925 N 161667                                        |                                                                                                                                                                                                                                              |                        |                  |
| Weston-super-Mare | 25/P/2044/AOC      | Tropicana<br>Marine Parade<br>Weston-super-Mare<br>BS23 1BE        | Request to discharge condition 23 (Compensatory nesting facilities for bats and birds) from application 24/P/2691/R3.                                                                                                                        | Sally Evans            | 27 November 2025 |
|                   |                    | Grid Ref: E 331636 N 160613                                        |                                                                                                                                                                                                                                              |                        |                  |
| Weston-super-Mare | 25/P/2046/FUL      | Co-Op<br>148 High Street<br>Worle<br>Weston-super-Mare<br>BS22 6HG | Siting of refrigeration equipment and creation of refrigeration plant enclosure with 2.4m high fencing, removal of brick planters, removal of roof mounted plant, replacement doors, new section of shop front to elevation B, redecoration. | Anna Hayes             | 27 November 2025 |
|                   |                    | Grid Ref: E 335469 N 162731                                        |                                                                                                                                                                                                                                              |                        |                  |
| Weston-super-Mare | 25/P/2048/FUL      | 335 Locking Road<br>Weston-super-Mare<br>BS23 3LY                  | Erection of roof over existing parking area.                                                                                                                                                                                                 |                        | 28 November 2025 |
|                   |                    | Grid Ref: E 333833 N 161483                                        |                                                                                                                                                                                                                                              |                        |                  |

| Parish            | Application Number | Location                                                                             | Proposal                                                                                                                                                               | Case Officer | Target Date     |
|-------------------|--------------------|--------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-----------------|
| Weston-super-Mare | 25/P/2063/CM2A     | 66A Clifton Road<br>Weston-super-Mare<br>BS23 1BW<br><br>Grid Ref: E 332169 N 160413 | Application to determine whether prior approval is required for the change of use of property from business (Use Class E) to 2no. one bedroom dwellings (Use Class C3) |              | 1 December 2025 |

## 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>          |
| /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:** 13 October – 19 October 2025

**Date Sent:** 20 October 2025

**21 day period ends:** 10 November 2025

**Introduction**

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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).

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**Sending your comments**

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Options 2 – By email

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| Parish            | Application Number | Location                                                                                 | Proposal                                                                                                                                                                                                                                                                                  | Case Officer   | Target Date      |
|-------------------|--------------------|------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|------------------|
| Weston-super-Mare | 25/P/1870/TRCA     | 3B Montpelier<br>Weston-super-Mare<br>BS23 2RQ<br><br>Grid Ref: E 332522 N 161715        | Holm Oak - roadside boundary of property - crown lift to 3m; crown reduce by 1m                                                                                                                                                                                                           | James McCarthy | 28 November 2025 |
| Weston-super-Mare | 25/P/1888/TRCA     | 13 Brean Down Avenue<br>Weston-super-Mare<br>BS23 4JH<br><br>Grid Ref: E 331972 N 159562 | T1- Pittosperium hard reduce/ Pollard to 2.4m from ground. T2 plum, limb removal, left lateral over hanging garden. T3 Plum crown reduction1.5m full crown reduction. T4 Magnolia subtle reduction, tip prune 0.5m full crown reduction.T5 Apple Hard reduction-pollard 4.0m from ground. | James McCarthy | 28 November 2025 |
| Weston-super-Mare | 25/P/2037/FUH      | 16 Addicott Road<br>Weston-super-Mare<br>BS23 3PX<br><br>Grid Ref: E 332526 N 160588     | Proposed erection of a single storey rear extension.                                                                                                                                                                                                                                      |                | 4 December 2025  |

| Parish            | Application Number | Location                                                                                   | Proposal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Case Officer | Target Date     |
|-------------------|--------------------|--------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-----------------|
| Weston-super-Mare | 25/P/2047/NMA      | Land To The East Of Scot Elm Drive<br>Weston-super-Mare<br><br>Grid Ref: E 337686 N 161820 | Non-material amendment to application 21/P/2219/OUT (Hybrid planning application on land known as Pinnacle comprising: Phase 1 - FULL APPLICATION for the erection of 3no buildings, with the following uses; Class E(g)(i) (Offices to carry out any operational or administrative functions), E(g)(ii) (Research and development of products or processes), E(g)(iii) (Industrial processes) - uses which can be carried out in a residential area without detriment to its residential amenity; Class B2 (General Industrial) Use for industrial process other than one falling within class E(g) and Class B8 (storage and distribution), yard space and related infrastructure and landscaping – Phase 2 - OUTLINE APPLICATION for the erection of buildings, up to 2,808m2 gross floor area, with uses under Class E(g)(i) (Offices to carry out any operational or administrative functions), E(g)(ii) (Research and development of products or processes), E(g)(iii) (Industrial processes) - uses which can be carried out in a residential area without detriment to its residential amenity; Class B2 (General Industrial) Use for industrial process other than one falling within class E(g) and Class B8 storage and distribution, yard space and related infrastructure and landscaping with access for approval; and appearance, layout, scale and landscaping reserved for subsequent approval.) to allow for the following amendments :- Introduction of allocated pedestrian crossing points and wayfaring to improve pedestrian safety and revision of refuse and cycle parking areas to provide secure and overlooked facilities. Relocation of car parking to facilitate access to roller shutter doors on the eastern elevations. Relocation of EV chargers to the north of the scheme to allow them to be unallocated and available to any occupier to include a an active disabled EV charging space. Substitute gravel for grasscrete within the storage yard area to provide a quieter surface. | Michael Lee  | 6 November 2025 |

| Parish            | Application Number | Location                                                                                            | Proposal                                                                                                                                                                                                                                                | Case Officer   | Target Date      |
|-------------------|--------------------|-----------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|------------------|
| Weston-super-Mare | 25/P/2054/TRCA     | 8 Elmsleigh Road<br>Weston-super-Mare<br>BS23 4JN<br><br>Grid Ref: E 331951 N 159639                | T1 (Tulip) - Pollard to previous points, removing around 3 meters of growth.                                                                                                                                                                            | James McCarthy | 17 November 2025 |
| Weston-super-Mare | 25/P/2055/TRCA     | Green Opposite 2 Eastfield Park<br>Weston-super-Mare<br>BS23 2PE<br><br>Grid Ref: E 332477 N 162249 | T1 - Ginkgo - Twin stemmed at 1.5m with included bark union. Remove smaller stem at 1.5m at growth point adjacent to union to prevent future failure. T17 Holm oak - Low foliage over bus shelter. Prune away from bus shelter to achieve 1m clearance. | James McCarthy | 17 November 2025 |
| Weston-super-Mare | 25/P/2056/TRCA     | 10 Queens Road<br>Weston-super-Mare<br><br>Grid Ref: E 332013 N 162139                              | T1 (Holm Oak), T2 (Bay), T3 (Bay), T4 (Holly), T5 (Willow), T6 (Fuchsia) - Remove to ground level.                                                                                                                                                      | James McCarthy | 17 November 2025 |
| Weston-super-Mare | 25/P/2058/TRCA     | Graham House<br>20 Graham Road<br>Weston-super-Mare<br>BS23 1YA<br><br>Grid Ref: E 332220 N 160985  | T1 (Baytree) - Whole crown reduction by 3m.<br>T2 (Cherry) Whole crown reduction by 1m.                                                                                                                                                                 | James McCarthy | 17 November 2025 |
| Weston-super-Mare | 25/P/2073/TPO      | 41 Monks Hill<br>Weston-super-Mare<br>BS22 9RQ<br><br>Grid Ref: E 333623 N 163257                   | G1: Reduce all ash trees by 2m in height. All ash tree as showing signs of ash die back.                                                                                                                                                                | James McCarthy | 12 December 2025 |

| Parish            | Application Number | Location                                                                                                  | Proposal                                                                                                                                                                                                                                                                                                    | Case Officer     | Target Date      |
|-------------------|--------------------|-----------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------|
| Weston-super-Mare | 25/P/2082/FUL      | Walliscote Primary<br>Walliscote Road<br>Weston-super-Mare<br>BS23 1UY<br><br>Grid Ref: E 332033 N 161098 | Proposed erection of new security fencing to north site boundary, erection of new railings to top of existing stone wall to east site boundary, replacement of existing entrance gates to the east site boundary, erection of new entrance gates to the east site boundary.                                 | Andrew Stevenson | 4 December 2025  |
| Weston-super-Mare | 25/P/2083/LBC      | Walliscote Primary<br>Walliscote Road<br>Weston-super-Mare<br>BS23 1UY<br><br>Grid Ref: E 332033 N 161098 | Listed building consent for the proposed erection of new security fencing to north site boundary, erection of new railings to top of existing stone wall to east site boundary, replacement of existing entrance gates to the east site boundary, erection of new entrance gates to the east site boundary. | Andrew Stevenson | 4 December 2025  |
| Weston-super-Mare | 25/P/2093/AOC      | Land To The East Of Scot Elm Drive<br>Weston-super-Mare<br><br>Grid Ref: E 337686 N 161820                | Request to discharge condition 38 (Material Samples) from application 21/P/2219/OUT.                                                                                                                                                                                                                        |                  | 5 December 2025  |
| Weston-super-Mare | 25/P/2097/TRCA     | 25 Graham Road<br>Weston-super-Mare<br>BS23 1YA<br><br>Grid Ref: E 332229 N 161046                        | (T1) Holm Oak whole crown reduction by 2 metres and thin                                                                                                                                                                                                                                                    | James McCarthy   | 24 November 2025 |

| Parish            | Application Number | Location                                                                                                          | Proposal                                                                                                                                                                                                                                                                                                            | Case Officer  | Target Date     |
|-------------------|--------------------|-------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|-----------------|
| Weston-super-Mare | 25/P/2100/TEN      | Land At Coombs Travel<br>Searle Crescent<br>Weston-super-Mare<br>BS23 3YX<br><br>Grid Ref: E 333273 N 160801      | Notification under Regulation 5 of the Electronic Communications Code of the intention to upgrade the existing telecommunications installation, works to include:- Installation of 1no. new power generator, 1no. new equipment cabinet and associated ancillary works thereto. THIS IS NOT A PLANNING APPLICATION. | Molly Willmot | 7 November 2025 |
| Weston-super-Mare | 25/P/2101/FUH      | 249 Milton Road<br>Weston-super-Mare<br>BS22 8JA<br><br>Grid Ref: E 334517 N 162179                               | Proposed demolition of existing rear extension and erection of a single storey wraparound rear/side extension.                                                                                                                                                                                                      |               | 5 December 2025 |
| Weston-super-Mare | 25/P/2103/FUL      | 2 Porlock Close<br>Weston-super-Mare<br>BS23 4RQ<br><br>Grid Ref: E 332751 N 158674                               | Retrospective application for change of use from annexe to separate self contained dwelling                                                                                                                                                                                                                         |               | 5 December 2025 |
| Weston-super-Mare | 25/P/2105/AOC      | Former Worlebury Riding School<br>114 Worlebury Hill Road<br>Weston-super-Mare<br><br>Grid Ref: E 334332 N 163104 | Request to discharge conditions 3 (Materials used in conversion and extension), 5 (Gate access), 8 (Bat method statement), 9 (Lighting), 10 (Site clearance), 11 (Biodiversity enhancement), 15 (Energy requirements) and 16 (Collection and storage of waste) on application 23/P/1410/FUL.                        | Bryn Clare    | 8 December 2025 |

| Parish            | Application Number | Location                                                                                                      | Proposal                                                                                                                                                                                                        | Case Officer | Target Date     |
|-------------------|--------------------|---------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-----------------|
| Weston-super-Mare | 25/P/2114/LDP      | 3 Westbrook Road<br>Weston-super-Mare<br>BS22 8JU<br><br>Grid Ref: E 334662 N 162272                          | Certificate of lawful development for a proposed hip to gable roof modification, erection of a dormer to the North East elevation, rear French door and internal alterations to facilitate the loft conversion. |              | 8 December 2025 |
| Weston-super-Mare | 25/P/2130/AOC      | Outbuilding To The Rear Of 2-4<br>Upper Kewstoke Road<br>Weston-super-Mare<br><br>Grid Ref: E 330983 N 162348 | Request to discharge conditions 10 (Railing details), 15 ( Hard and soft landscape scheme), 16 (secure parking facilities) and 17 (Waste storage and collection facilities) on application 19/P/2843/FUL.       |              | 9 December 2025 |

## 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>          |
| /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:** 20 October – 26 October 2025

**Date Sent:** 27 October 2025

**21 day period ends:** 17 November 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**

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| Parish            | Application Number | Location                                                                                                     | Proposal                                                                                                                                                                                                                  | Case Officer   | Target Date      |
|-------------------|--------------------|--------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|------------------|
| Weston-super-Mare | 25/P/1457/FUH      | 15 Chesham Road South<br>Weston-super-Mare<br>BS22 8LH<br><br>Grid Ref: E 333818 N 161560                    | Proposed erection of a single storey side/rear extension.                                                                                                                                                                 | Harshali Pande | 18 December 2025 |
| Weston-super-Mare | 25/P/2050/TEN      | Birnbeck Villa<br>10 Upper Kewstoke Road<br>Weston-super-Mare<br>BS23 2ER<br><br>Grid Ref: E 330934 N 162406 | Notification under Regulation 5 of the Electronic Communications Code of the intention to install fixed line broadband apparatus, works include the installation of external cabling. THIS IS NOT A PLANNING APPLICATION. | Molly Willmot  | 31 October 2025  |
| Weston-super-Mare | 25/P/2080/FUH      | 8 Hopkins Street<br>Weston-super-Mare<br>BS23 1RS<br><br>Grid Ref: E 332099 N 161531                         | Proposed alteration of existing rear extension including the raising of ground level, creation of pitched roofing and installation of skylights.                                                                          | Molly Willmot  | 15 December 2025 |
| Weston-super-Mare | 25/P/2108/TRCA     | 23 Queens Road<br>Weston-super-Mare<br>BS23 2LH<br><br>Grid Ref: E 331962 N 162211                           | 1 X sycamore - fell                                                                                                                                                                                                       | James McCarthy | 25 November 2025 |

| Parish            | Application Number | Location                                                                      | Proposal                                                                                                                    | Case Officer           | Target Date      |
|-------------------|--------------------|-------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|------------------------|------------------|
| Weston-super-Mare | 25/P/2109/TRCA     | 68 Clifton Road<br>Weston-super-Mare<br>BS23 1BW                              | 1 X Ash. Height reduction by 3 metres and reduce laterals by 1.5 metres.                                                    | James McCarthy         | 25 November 2025 |
|                   |                    | Grid Ref: E 332184 N 160444                                                   |                                                                                                                             |                        |                  |
| Weston-super-Mare | 25/P/2147/FUL      | Pavement Outside<br>46 Regent Street<br>Weston-super-Mare                     | The installation of 1no. BT Street Hub and removal of associated BT payphones                                               | Niloofar Abolfazlzadeh | 11 December 2025 |
|                   |                    | Grid Ref: E 331975 N 161391                                                   |                                                                                                                             |                        |                  |
| Weston-super-Mare | 25/P/2148/ADV      | Pavement Outside<br>46 Regent Street<br>Weston-super-Mare                     | Advertisement consent for the installation of 2no. digital 75" LCD display screens, one on each side of the Street Hub unit | Niloofar Abolfazlzadeh | 11 December 2025 |
|                   |                    | Grid Ref: E 331975 N 161391                                                   |                                                                                                                             |                        |                  |
| Weston-super-Mare | 25/P/2149/AOC      | Plot A7 Weston Business Quarter Plot<br>Beaufighter Road<br>Weston-super-Mare | Request to Discharge Condition 4 (External Materials) from application 23/P/2014/FUL                                        | Bryn Clare             | 11 December 2025 |
|                   |                    | Grid Ref: E 334689 N 160509                                                   |                                                                                                                             |                        |                  |

| Parish            | Application Number | Location                                                                                                           | Proposal                                                                                                                                                                                                                                | Case Officer     | Target Date      |
|-------------------|--------------------|--------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------|
| Weston-super-Mare | 25/P/2178/TEN      | Land Opposite Capri Villas<br>Upper Kewstoke Road<br>Weston-super-Mare<br><br>Grid Ref: E 331147 N 162627          | 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 (WP1). THIS IS NOT A PLANNING APPLICATION. | Molly Willmot    | 13 November 2025 |
| Weston-super-Mare | 25/P/2179/TEN      | Land Outside The Cliffs<br>Upper Kewstoke Road<br>Weston-super-Mare<br>BS23 2ES<br><br>Grid Ref: E 331100 N 162612 | 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 (WP2). THIS IS NOT A PLANNING APPLICATION. | Molly Willmot    | 13 November 2025 |
| Weston-super-Mare | 25/P/2154/AOC      | Rear Of 9 Meadow Villas<br>Burlington Street<br>Weston-super-Mare<br><br>Grid Ref: E 332197 N 161583               | Request to discharge condition 7 (Construction method statement) on application 22/P/2229/FUL.                                                                                                                                          | Harshali Pande   | 12 December 2025 |
| Weston-super-Mare | 25/P/2155/H2PA     | 27 Penrice Close<br>Weston-super-Mare<br>BS22 9AH<br><br>Grid Ref: E 334157 N 162675                               | Application to determine if prior approval is required for a proposal to construct an additional storey to existing dwellinghouse, to a maximum height of 6.4metres.                                                                    | Catherine Shuker | 12 December 2025 |

| Parish            | Application Number | Location                                                                                                | Proposal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Case Officer | Target Date     |
|-------------------|--------------------|---------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-----------------|
| Weston-super-Mare | 25/P/2162/S73      | Parcel H16 , Haywood Village<br>Weston Airfield<br>Weston-super-Mare<br><br>Grid Ref: E 334879 N 160120 | Section 73 application to vary condition 1 (approved plans) attached to planning 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 (outline application with details of access together with an Environmental Impact Assessment for a mixed use development to include demolition of existing development, site clearance, raising land levels and re-contouring of site, erection of up to 1,650 dwellings including affordable housing, 3.8ha of class B1, B2 and B8 employment development, primary school, a link road with associated roundabouts, works associated with drainage/flood management, landscaping, public open space, wetlands area, linear lake and allotments. All matters other than access reserved for subsequent approval) to allow for the addition of a double garage for plots 850 and 851, amendments to the Saunton elevations with a reduction to the width of the rear window. Amendment to the Whinfell elevations- with reduced height to the dormer window from 1200mm to 1050mm. | Sally Evans  | 16 January 2026 |

| Parish            | Application Number | Location                                                                                                        | Proposal                                                                                                                                                                                                                          | Case Officer  | Target Date      |
|-------------------|--------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|------------------|
| Weston-super-Mare | 25/P/2196/AOC      | 2C Gallagher Retail Park<br>Marchfields Way<br>Weston-super-Mare<br>BS23 3YY<br><br>Grid Ref: E 333052 N 160339 | Request to discharge condition 3 (Separate storage and collection of waste and recycling materials) on application 25/P/1084/FUL.                                                                                                 |               | 17 December 2025 |
| Weston-super-Mare | 25/P/2224/TEN      | Pavement Outside 22 Cecil Road<br>Weston-super-Mare<br>BS23 2NT<br><br>Grid Ref: E 332476 N 162276              | Notification under Regulation 5 of the Electronic Communications Code of the intention to install fixed line broadband apparatus comprising of the installation of 1no. 8m light wooden pole. THIS IS NOT A PLANNING APPLICATION. | Molly Willmot | 20 November 2025 |

## 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>      |
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## **Applications Registered, Listed by Parish/Town Council**

**From:** 27 November – 2 November 2025

**Date Sent:** 3 November 2025

**21 day period ends:** 24 November 2025

### **Introduction**

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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.

### **Conditions**

It is important to set out your council's views with regards to what conditions should be applied, even if your council is objecting to the proposal. When doing so please refer to the condition codes listed in our [standard conditions](#). For example, your comment could state:

'Without prejudice to our comments above, and should planning permission be granted contrary to our objection, we recommend that the following standard conditions (as found on North Somerset Council's website) should be applied to the decision notice:

- ACC02
- ECO06
- MAIN01.'

### **Legal Agreements**

It is also important to set out your council's views with regards to what mitigation should be secured by a legal agreement, even if your council is objecting to the proposal. When doing so we recommend that you state in your comments what mitigation you think is required. For example:

'Without prejudice to our comments above, and should planning permission be granted contrary to our objection, we would like the following mitigation to be secured by a legal agreement:

- Play equipment located at x
- Improvements to cycle way between x and y
- Increased frequency of bus service x from 2 hourly to hourly'

If planning permission is granted your request for conditions and legal agreements will be considered and taken into account. The Government has prepared statutory tests relating to the [use of planning conditions](#) and [planning obligations](#) which local planning authorities have to comply with.

| Parish            | Application Number | Location                                                                                    | Proposal                                                                                                                                                                                                                                                 | Case Officer     | Target Date      |
|-------------------|--------------------|---------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------|
| Weston-super-Mare | 25/P/2125/FUH      | 6 Selwood Close<br>Weston-super-Mare<br>BS22 8LF                                            | Proposed replacement of the existing garage door with a brickwork infill to include insertion of a window and a door in the new wall.                                                                                                                    |                  | 24 December 2025 |
|                   |                    | Grid Ref: E 334281 N 161311                                                                 |                                                                                                                                                                                                                                                          |                  |                  |
| Weston-super-Mare | 25/P/2215/RM       | Land At Weston Rugby Football Club<br>Sunnyside Road North<br>Weston-super-Mare<br>BS23 3PA | Reserved matters application for appearance, landscaping, layout and scale for Phase 2A comprising a pocket park with associated landscaping pursuant to Outline Planning Permission 21/P/3368/OUT                                                       | Bryn Clare       | 22 January 2026  |
|                   |                    | Grid Ref: E 332530 N 160925                                                                 |                                                                                                                                                                                                                                                          |                  |                  |
| Weston-super-Mare | 25/P/2216/LDP      | 8 Cromer Road<br>Weston-super-Mare<br>BS23 3QH                                              | Certification of Lawful Development for the change of use of existing dwelling to form a HMO (3-6 People). Works to include; erection of a rear roof extension, the installation of 1no. front rooflight and 1no. ground floor window to side elevation. | Molly Willmot    | 18 December 2025 |
|                   |                    | Grid Ref: E 332510 N 160447                                                                 |                                                                                                                                                                                                                                                          |                  |                  |
| Weston-super-Mare | 25/P/2223/ADV      | 1 - 3 New Bristol Road<br>Weston-super-Mare<br>BS22 6AD                                     | Advertisement consent for the installation of 3no. internally-illuminated Fascia signs and 4no. non-illuminated poster signs.                                                                                                                            | Charlotte Hughes | 18 December 2025 |
|                   |                    | Grid Ref: E 335059 N 162354                                                                 |                                                                                                                                                                                                                                                          |                  |                  |

| Parish            | Application Number | Location                                           | Proposal                                                                                                                                                                                                                                                                                     | Case Officer     | Target Date      |
|-------------------|--------------------|----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------|
| Weston-super-Mare | 25/P/2229/FUH      | 5 Elmsleigh Road<br>Weston-super-Mare<br>BS23 4JW  | Proposed erection of a single storey rear/side extension to provide additional living accommodation.                                                                                                                                                                                         | Molly Willmot    | 19 December 2025 |
|                   |                    | Grid Ref: E 331918 N 159682                        |                                                                                                                                                                                                                                                                                              |                  |                  |
| Weston-super-Mare | 25/P/2231/S73      | 11 Brendon Avenue<br>Weston-super-Mare<br>BS23 2TE | Section 73 application to vary condition 2 (plans) attached to planning permission 24/P/1636/FUH (proposed erection of a first floor side extension and installation of 1no. rooflight) to allow for change of pitched roof approved to a flat roof over extension and omission of rooflight |                  | 19 December 2025 |
|                   |                    | Grid Ref: E 332960 N 161933                        |                                                                                                                                                                                                                                                                                              |                  |                  |
| Weston-super-Mare | 25/P/2241/FUH      | 30 Corondale Road<br>Weston-super-Mare<br>BS22 8PX | Proposed erection of a single storey outbuilding/Gym in the rear garden.                                                                                                                                                                                                                     | Harshali Pande   | 23 December 2025 |
|                   |                    | Grid Ref: E 334868 N 161743                        |                                                                                                                                                                                                                                                                                              |                  |                  |
| Weston-super-Mare | 25/P/2242/FUH      | 25 Magdalen Way<br>Weston-super-Mare<br>BS22 7PG   | Proposed installation of an air source heat pump to rear of property.                                                                                                                                                                                                                        | Charlotte Hughes | 22 December 2025 |
|                   |                    | Grid Ref: E 336316 N 163385                        |                                                                                                                                                                                                                                                                                              |                  |                  |

| Parish            | Application Number | Location                                                                                                         | Proposal                                                                                                                                                                                                                                                                                                                                                                        | Case Officer  | Target Date      |
|-------------------|--------------------|------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|------------------|
| Weston-super-Mare | 25/P/2256/NMA      | Plot A7 Weston Business Quarter Plot<br>Beaufighter Road<br>Weston-super-Mare<br><br>Grid Ref: E 334689 N 160509 | Non-material amendment to planning permission 23/P/2014/FUL (Proposed Development of 64 No. Small Business Units (E(g) & B8) in six separate blocks. 4 No. new highway access points into vehicular forecourts and associated landscaping) to amend the wording of conditions 2 (List of Approved Plans) and 16 (Flood risk and Drainage) of planning permission 23/P/2014/FUL. | Sally Evans   | 25 November 2025 |
| Weston-super-Mare | 25/P/2262/HHPA     | 48 Corondale Road<br>Weston-super-Mare<br>BS22 8PY<br><br>Grid Ref: E 334833 N 161663                            | Prior approval request for the erection of a single storey rear extension with a slight pitched roof that would 1) extend beyond the rear wall of the original house by 4.60m; 2) have a maximum height of 3.03 metres and 3) have eaves that are 2.90 metres high.                                                                                                             |               | 10 December 2025 |
| Weston-super-Mare | 25/P/2265/TEN      | Pavement O/S 19 Orchard Street<br>Weston-super-Mare<br>BS23 1RG<br><br>Grid Ref: E 332123 N 161445               | Notification under Regulation 5 of the Electronic Communications Code of the intention to install fixed line broadband apparatus comprising of the installation of 1no. 12m medium wooden pole. THIS IS NOT A PLANNING APPLICATION.                                                                                                                                             | Molly Willmot | 26 November 2025 |

## 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 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>          |
| /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.

## **Planning & Environment Committee 12<sup>th</sup> November 2025**

### **Budget Briefing notes for 2026-2027 budget**

### **Report from the Director of Finance & Resources**

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#### **1. Purpose and Background of Report**

A review of the budget setting process was taken to the Finance & General Purposes on 18<sup>th</sup> August 2025 whereby it was recommended that during September and October each year that Committees and Sub Committees are to provide recommendations/considerations to budget areas in line with set strategic aims of the council only (having regard for the councils Medium Term Financial Plan). (Available on the council's website)

The following budget areas were reviewed as part of the first draft review for the 2026/2027 budget and identifies income and expenditure that needed consideration against the budgets that were set in 2025/2026.

#### **2. Options for Council**

To review the budget reports for considerations identified by the budget holders in appendices 1-2 attached to this report.

Options:

- would be to not consider or recommend any items identified in the attached reports noting that this could affect the ability to run or improve service provisions and current operating models.
- to consider items identified in the attached reports and advise of other items discussed by the committee to be taken into account in the budget setting process.

#### **3. Reason for Recommendation**

The items within the attached reports have been identified by the budget holders to aid their teams in the delivery of the Town Council's strategic plan and to move forward.

#### **4. Expected Benefits**

Continuation of service delivery

#### **5. Implications**

N/A

##### **5.1. Legal**

N/A

##### **5.2. Risks**

N/A

### **5.3. Financial Implications**

If considerations are not discussed and reviewed costs and income could be overseen which will impact the delivery of services of the Town Council and an incorrect precept value being submitted to North Somerset Council.

### **5.4. Timescales**

For inclusion in the 2026/2027 draft budget recommendation to Finance & General Purposes Committee in December 2025

### **5.5. Stakeholders**

N/A

### **5.6. Contractors**

N/A

### **5.7. Crime & Disorder (councils have a legal duty to consider impact)**

N/A

### **5.8. Biodiversity (councils have a legal duty to consider impact)**

N/A

### **5.9. Privacy Impact (consider Privacy Impact assessment)**

N/A

### **5.10. Equality & Diversity (councils have a legal duty to consider impact)**

N/A

## **6. Appendices**

- 1.Considerations from the Director of Finance & Resources for the Environmental budget

## **7. Members are recommended to:**

Consider all of the costs identified within the budget for inclusion in the draft budget for 2026/2027

### **Helen Morton**

Director of Finance & Resources

Drafted 27<sup>th</sup> October 2025

## Appendix 1

| Environmental                                            |                         |                     |                        |            |                        |                     |                    |  |
|----------------------------------------------------------|-------------------------|---------------------|------------------------|------------|------------------------|---------------------|--------------------|--|
| Committee                                                | Planning & Environment  |                     |                        |            |                        |                     |                    |  |
| Considered by Committee on: 12/11/2025                   |                         |                     |                        |            |                        |                     |                    |  |
| Department                                               | Central Services        |                     |                        |            |                        |                     |                    |  |
| Cost Centre                                              | 112                     |                     |                        |            |                        |                     |                    |  |
| Code                                                     | Expenditure heading     | Budget<br>2025 2026 | Budget<br>@ Month<br>6 | Spend<br>% | Year End<br>prediction | Budget<br>2026 2027 | With CPI @<br>3.8% |  |
| 4076                                                     | Environmental/Climate * | 46,125              | 189                    | 0.4        | 10,000                 | 46,000              | 46,000             |  |
| Total Expenditure                                        |                         | 46,125              | 189                    |            | 10,000                 | 46,000              | 46,000             |  |
|                                                          |                         |                     |                        |            |                        |                     |                    |  |
| * Tree allowance - £10k new planting & purchase of trees |                         |                     |                        |            | 10,000                 |                     |                    |  |
| Misc Provision (Road Map - environmental plan - £15k)    |                         |                     |                        |            | 15,000                 |                     |                    |  |
| Community Fridge support £5k (climate initiative)        |                         |                     |                        |            | 5,000                  |                     |                    |  |
| Solar for Museum - £16k                                  |                         |                     |                        |            | 16,000                 |                     |                    |  |
|                                                          |                         |                     |                        |            | 46,000                 |                     |                    |  |

## Comments

All of the projects that were identified for the 2025/2026, as stated above, are to be considered for the 2026/2027 budget as part of the Council's environmental plan.



## **Planning and Environment Committee – Wednesday 15<sup>th</sup> October**

### **Use of Hydrotreated Vegetable Oil (HVO)**

#### **Grounds Services Manager (Interim)**

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#### **1. Purpose and Background of Report**

To outline the potential benefits of using HVO in grounds machinery in line with Ambition/Objective 2.10 of the Town Council Strategy.

#### **2. Options for Council**

N/A

#### **3. Reason for Recommendation**

The new Ransomes HR380 (ride-on lawn mower) that will be leased from October 2025 has the capacity to run on HVO, which is considered more environmentally friendly than white diesel.

#### **4. Expected Benefits**

HVO is reported to reduce CO2 emissions by up to 90% compared to white diesel (the fuel used previously). Due to its clean burning properties HVO is reported to give improved performance and engine life.

#### **5. Implications**

N/A

##### **5.1. Legal**

N/A

##### **5.2. Risks**

HVO is considered nontoxic and biodegradable meaning spills/accidental release have considerably less impact on the environment than diesel/petrol.

##### **5.3. Financial Implications**

The average price for HVO in the UK is £2.50 per litre compared to an average of £1.40 per litre for diesel. Some reports indicate HVO gives an increase in mpg (miles per gallon) in large vehicles, while other reports indicate the difference is negligible. The environmental difference and reduction in CO2 emissions is however well documented.

##### **5.4. Timescales**

HVO is considered a drop-in fuel for engines designed to use it which enables the change from diesel to occur at any time without the need for a converter.



### **5.5. Stakeholders**

N/A

### **5.6. Contractors**

There are suppliers in Bristol and the South West who supply small quantities (multiples of 20 litre containers) of HVO for garden machinery.

### **5.7. Crime & Disorder (councils have a legal duty to consider impact)**

N/A

### **5.8. Biodiversity (councils have a legal duty to consider impact)**

As reported in **5.2** HVO is considered nontoxic and biodegradable.

### **5.9. Privacy Impact (consider Privacy Impact assessment)**

N/A

### **5.10. Equality & Diversity (councils have a legal duty to consider impact)**

N/A

## **6. Appendices**

N/A

## **7. Members are recommended to:** To consider and approve the use of HVO in the Ransomes HR380.

Lisa Clemons

Grounds Services Manager (Interim)

08/10/25

**Planning and Environment Committee – November 12<sup>th</sup>, 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 focus of my work over the last two months has been 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. This was all completed on time, and the planning conditions are now being discharged.

I have a meeting with the Grounds Manager, on Friday 7<sup>th</sup> November, to discuss KPI's for the tree management part of my contract, and to agree the tree work schedule, tree planting work and annual tree inspections to be carried out this winter.

Once that has been completed the focus will be on 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:**

The Forest of Avon's Woodland Officer is carrying out the background/service checks for the Green Canopy Project - <https://forestofavon.org/all-partner-projects/green-canopy-project-for-parish-councils/> application. Once these have been completed, we will be working with the Grounds Manager to agree on the planting requirements to achieve the grant funding.

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 and the proposed Community Arboretum Tree Management Plan. It is hoped that this will be presented to the committee for consideration early in the new year.

**Tree Planting Scheme:**

I have taken on the responsibility for the Big Worle Edible Tree Trail project and will be carrying out the planting on November 21<sup>st</sup> and 22<sup>nd</sup>. The NSC sites will be planted on the 21<sup>st</sup>, with a community planting day being held on the 22<sup>nd</sup>. Further details will soon be available through the Communications Team.

**Tree and Plant Group:**

The Tree & Plant Group meeting will take place on November 19<sup>th</sup>, 2025. The key points at the meeting will be:

- Organising the planting of the Big Worle Edible Food Trail.
- Planting trees grown at the community tree nursery in the Old Town Quarry LEMP provision. (our first seed collection to local planting achievement)
- The ongoing editing of the management plan for the Weston Community Arboretum.
- The success of Blooming Weston Returns managing planters and sites around Weston.
- Organising a seed swap for Weston.