



WESTON-SUPER-MARE TOWN COUNCIL

**WESTON-SUPER-MARE TOWN COUNCIL**  
**MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE**  
**HELD AT 32 WATERLOO STREET ON**  
**WEDNESDAY 10<sup>th</sup> DECEMBER 2025**

**Meeting Commenced:** 7.01pm

**Meeting Concluded:** 8.00 pm

**PRESENT:** Councillors Caroline Reynolds (C), Peter Crew, Marcia Pepperall, Richard Tucker and Tim Taylor.

**ALSO, IN ATTENDANCE:** Samantha Bishop (Democratic Services Manager) and Alison Garner (Democratic Services Officer).

247	<b>Apologies for Absence and Notification of Substitution</b>  Apologies were received from Councillors John Carson, Justyna Pecak-Michalowicz, Ray Armstrong with no substitutions and it was noted that Councillor Catherine Gibbons was not in attendance.
248	<b>Declarations of Interest</b>  Councillor Richard Tucker declared a non-pecuniary interest in planning application 25/P/2302/FUL for 175 Locking Road, Weston-super-Mare.
249	<b>Minutes of the previous Planning and Environment Committee Meeting held on 12<sup>th</sup> November 2025.</b>  The minutes from the previous meeting held on 12 <sup>th</sup> November 2025 had been previously circulated.  <b>PROPOSED BY:</b> Councillor Peter Crew <b>SECONDED BY:</b> Councillor Marcia Pepperall  A vote was taken and accordingly it was <b>carried</b> .  <b>RESOLVED:</b> That minutes of the 12 <sup>th</sup> November 2025 be approved and signed by the Chair.

## PLANNING

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### Matters for Consideration:

#### a) Advisory disabled parking bay applications:

The committee considered the following applications, which had been previously to ward councillors for comment:

a) 24 Grove Road, WsM – No objection.

b) 27 Arundell Road, WsM – An OBJECTION email (dated 30/11/25) had been received from a member of the public. The Chair had visited the property and spoke to neighbour explaining that the drive was very steep and tricky with the curve of the road and double yellow lines outside that side of the road. It was difficult to access the garage and driveway and would be very expensive to dig because of pipework/drainage.

Whilst the committee recognised the difficulties, providing highways had no issues, there was – no objection.

*7.08 pm Councillor Tim Taylor joined the meeting.*

**RESOLVED:** To inform North Somerset Council of the Town Council's response.

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### Matters for Noting:

Previously circulated to ward councillors.

a) **Appeal – 25/P/1345/FUL-** Flat 4, 19 Montpelier, WsM – Proposed replacement of existing windows at the first-floor East elevation.

b) **North Somerset Local Plan 2041** - Pre-submission Regulation 19 Consultation - amended document (email dated 18/11/25).

**RESOLVED:** Noted

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### 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) 3-9 November 2025
- b) 10-16 November 2025
- c) 17-23 November 2025
- d) 24-30 November 2025

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

<b>Application Number</b>	<b>Comments</b>
2269	Noting the objections regarding the traffic and provided that the annex remain as part of the property and can't be sold separately - <b>SUPPORT - WSM TC</b>
2135	<b>SUPPORT - WSM TC</b>
2292	<b>SUPPORT - WSM TC</b>
2302	<b>SUPPORT - WSM TC</b>
2098	<b>SUPPORT - WSM TC</b>
2290	<b>SUPPORT - WSM TC</b>
2337	<b>SUPPORT - WSM TC</b>
2348	Concerns regarding size of bedroom 5 as very small - <b>NEUTRAL - WSM TC</b>
2358	No plans included in proposal, not enough information to comment – <b>NEUTRAL – WSM TC</b>
2412	<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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### **Roadmap to Zero**

#### **Community Fridge Statistics**

The report of the Community and Wellbeing Officer had been previously circulated.

Discussion ensued and it was requested that the report be broken down further into numbers of people served to help with understanding how many people had benefitted.

**RESOLVED:** That the report be noted and broken down further indicating the number of people that benefitted for future meetings.

The Chair added that the Notes of the recent Tree and Plant Group were very positive and hard work recognised. It was noted that there would be a speaker joining the next Planning and Environment Meeting in January 2026.

There being no further business the Chair closed the meeting at 8.00 pm.

Signed.....Dated .....

Chair of the Planning and Environment Committee

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

**From:** 1 December 2025 - 7 December 2025

**Date Sent:** 8 December 2025

**21 day period ends:** 31 December 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 information purposes, but your council can submit comments, if it chooses to do so.

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

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## 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
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## 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:

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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/2032/LDP	Azthetics Sunnyside Road North Weston-super-Mare BS23 3PZ  Grid Ref: E 332377 N 160869	Certificate of lawful development for the proposed use of existing building that is mainly for sport facilities for use as a health facility that is suitable for day-care treatment. The health facility would include operating theatre(s), Endoscopy, outpatients, Pre-op and recovery suites, physiotherapy and supporting facilities	Nick Manley	22 January 2026
Weston-super-Mare	25/P/2291/RM	Area H22, Former Weston Airfield Winterstoke Road Weston-super-Mare  Grid Ref: E 334687 N 160095	Reserved matters application for the appearance, landscaping, layout and scale for the erection of 138no. dwellings (Use Class C3) pursuant to outline permission 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)		2 March 2026

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	25/P/2304/TPO	Plantation And Bluebell Field Uphill Road South Uphill  Grid Ref: E 331751 N 159071	Woodland management work to improve the health and structure of the trees, to affect T13, T24, T33, T34, T36 and T37. Halo thinning around veteran trees, Re-spacing of dense clusters of trees and Removal of dead and/or dying trees. 5no. Aspen and 1no. willow to be removed (not specified on the original felling licence application). Planting a mixture of shrub and tree species appropriate for the space to increase diversity within the woodland, to include; hazel, hawthorn, blackthorn, rowan, silver birch, wild cherry and whitebeam.	James McCarthy	28 January 2026
Weston-super-Mare	25/P/2326/TPO	15 Ringwood Grove Weston-super-Mare BS23 2UA  Grid Ref: E 333056 N 162248	T1 - Ash, reduce lowest lateral limb by 6 meters, to good growth point near fence line. Higher canopy, reduce lateral growth by 2 meters. T2 - Holly, reduce lowest lateral growth back to 0.5 meters away from fence to good growth points. (Approximately 1.5 meters of growth to be removed).	James McCarthy	26 January 2026
Weston-super-Mare	25/P/2416/FUL	32 Beach Road Weston-super-Mare BS23 1BA  Grid Ref: E 331827 N 160942	Proposed change of use of the existing dwelling/HMO (Use Class C4) to a residential care home (Use Class C2) to provide 12no. rooms including demolition of the existing garage and replacement conservation style sliding sash windows to the front and side elevations.	Nick Manley	15 January 2026

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	25/P/2428/LBC	45 Lower Church Road Weston-super-Mare	Listed Building consent for Sprinkler System; Fire Alarm System; Core Holes and internal changes to the floor boards	Molly Willmot	19 January 2026
		Grid Ref: E 331741 N 161956			
Weston-super-Mare	25/P/2443/ELA	Land To Rear Of 27 The Lindens (Queensway West) Weston-super-Mare	Notification of National Grid Electricity Distribution intention to develop a ground mounted substation utilising permitted development rights. Works include the upgrade of existing 500kVa transformer unit to 1000kVa and upgrade of existing 5 way LV feeder pilar to a 7 way LV feeder pilar. THIS IS NOT A PLANNING APPLICATION.	Molly Willmot	19 January 2026
		Grid Ref: E 335250 N 163642			
Weston-super-Mare	25/P/2449/TRCA	2 Eastfield Park Weston-super-Mare BS23 2PE	T1 - Ginkgo - Reduce height by 1.5 meters.	James McCarthy	8 January 2026
		Grid Ref: E 332477 N 162249			

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	25/P/2455/S73	9 Ellenborough Park North Weston-super-Mare BS23 1XH  Grid Ref: E 331945 N 160883	Section 73 application for the removal of condition 11 attached planning permission 23/P/1737/FUL (Change of use from a private school to 9no. flats (Class C3 residential units). Works will include the demolition of outbuildings, removal of existing external staircase, small extension to rear to create porch for rear ground floor flat, reconfiguration of the roof with gables to the rear, new external spiral staircase with balcony entrance, and widening of the vehicular access.) to allow for a new Part M Plan to be adopted and to supersede the previous which acknowledges the changes required.	Neil Underhay	21 January 2026
Weston-super-Mare	25/P/2467/AOC	Former Weston Airfield Winterstoke Road Weston-super-Mare  Grid Ref: E 334687 N 160095	Request to discharge condition 59 (Mechanical Ventilation and Extractor Flues) from application 12/P/1510/OT2.	Bryn Clare	23 January 2026
Weston-super-Mare	25/P/2477/TRCA	Flat 1 9 Walliscote Road Weston-super-Mare BS23 1XE  Grid Ref: E 332050 N 160934	T1: Fell sycamore tree. T2: Reduce Portuguese laurel by 1.5m.	Cathy Lynch	13 January 2026

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	25/P/2478/TPO	4 The Glen Weston-super-Mare BS22 9RN	Ash (T1) - Re pollard to previous points. The root system appears to have disturbed the stone face and a cavity is visible below the pollard head.  Grid Ref: E 333819 N 162790	James McCarthy	28 January 2026

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

<b>Suffix</b>	<b>Application type</b>	<b>Suffix</b>	<b>Application type</b>
/ADV	Advertisement Consent <sup>1</sup>	/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 <sup>2</sup>
/OUT	Outline planning permission	/MOD	Modification or discharge s106 Agreement
/OU2	Outline planning permission and EIA	/HZ1	Hazardous Substance Consent (general) <sup>3</sup>
/RM	Reserved matters	/HZ2	Hazardous Substance Consent (vary/remove condition) <sup>3</sup>
/PIP	Permission in Principle <sup>1</sup>	/HZ3	Hazardous Substance Consent (change of control) <sup>3</sup>
/TDC	Technical Details Consent <sup>1</sup>	/HZ4	Hazardous Substance Consent (revocation) <sup>3</sup>
/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:** 8 December 2025 - 14 December 2025

**Date Sent:** 15 December 2025

**21 day period ends:** 8 January 2026

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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/2423/FUL	Rear Of 63 Severn Road Weston-super-Mare BS23 1DR  Grid Ref: E 332152 N 160402	Change of use from commercial premises to 1no. residential dwelling. Works include partial demolition of property and erection of a two story extension to front of property, erection of a bin and cycle store and other alterations to form residential accommodation	Niloofar Abolfazlzadeh	4 February 2026
Weston-super-Mare	25/P/2497/TRCA	11 Upper Kewstoke Road Weston-super-Mare BS23 2EP  Grid Ref: E 330961 N 162213	Evergreen spruce trees x 3 and their complete removal.	James McCarthy	15 January 2026
Weston-super-Mare	25/P/2501/TRCA	12 Clifton Road Weston-super-Mare  Grid Ref: E 331846 N 160501	Poplar (T1) - Reduce multiple stems back to the previous reduction points at approximately 7 metres above ground	James McCarthy	15 January 2026
Weston-super-Mare	25/P/2502/TRCA	29 Montpelier Weston-super-Mare BS23 2RN  Grid Ref: E 332502 N 162072	T1 - Bay - Reduce to the height of the Cordyline, approximately 3 meters and trim sides.	James McCarthy	15 January 2026

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	25/P/2503/TRCA	2 Woodland Road Weston-super-Mare BS23 4HE	T1 - Accacia - Remove to ground level.	James McCarthy	15 January 2026
		Grid Ref: E 331797 N 159734			
Weston-super-Mare	25/P/2531/TEN	12521623 / 125216 / 87568vf New Bristol Road Weston-super-Mare	Notification under the Electronic Communications Code Regulations 2003 of the proposed removal of existing 17.5m monopole, 6no. antenna, 1no. dish and 2no. cabinets with the subsequent installation of a 20m monopole with T9 root foundation, 9no. antennas, 2no cabinets and ancillary equipment.	Molly Willmot	1 January 2026
		Grid Ref: E 335757 N 162491			
Weston-super-Mare	25/P/2533/TEN	Pavement Outside 7 Old Bristol Road Weston-super-Mare BS22 6DA	Notification under Regulation 5 of the Electronic Communications Code (Conditions and restrictions) Regulations 2003 (as amended) of the intention to install fixed-line broadband apparatus comprising of the installation of 1no. 9m medium pole. THIS IS NOT A PLANNING APPLICATION.	Molly Willmot	2 January 2026
		Grid Ref: E 336431 N 162684			
Weston-super-Mare	25/P/2538/FUH	17 The Keep Weston-super-Mare BS22 7PJ	Demolition of the existing large conservatory and proposed erection of a two-story side extension.	Marcus Henley	30 January 2026
		Grid Ref: E 336002 N 163485			

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	25/P/2540/FUH	1 Wasp Way Weston-super-Mare BS24 8EX	Proposed erection of a single storey rear extension.	Marcus Henley	2 February 2026
Grid Ref: E 333860 N 159827					

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

**From:** 15 December 2025 - 21 December 2025

**Date Sent:** 22 December 2025

**21 day period ends:** 15 January 2026

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Weston-super-Mare	25/P/2563/AOC	Birnbeck Pier Birnbeck Island Birnbeck Road Weston-super-Mare	Request to discharge condition 3 (CEMP) from application 24/P/1907/FUL.	Bryn Clare	5 February 2026
		Grid Ref: E 330495 N 162571			
Weston-super-Mare	25/P/2578/FUH	7 Purn Road Weston-super-Mare BS24 9JQ	Proposed erection of a single storey front extension to existing integral garage.	Marcus Henley	6 February 2026
		Grid Ref: E 332918 N 157791			
Weston-super-Mare	25/P/2579/FUH	48 Corondale Road Weston-super-Mare BS22 8PY	Proposed erection of a single storey rear extension to facilitate a utility room.	Marcus Henley	6 February 2026
		Grid Ref: E 334833 N 161663			
Weston-super-Mare	25/P/2581/TRCA	Flat 2 Endcliffe Mansions 8 Atlantic Road Weston-super-Mare BS23 2DG	T1 and T2 (Ash): Pollard by 2m.	James McCarthy	26 January 2026
		Grid Ref: E 331207 N 162253			

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	25/P/2582/TRCA	Garden Flat 6 Atlantic Road Weston-super-Mare BS23 2DG	T1 (Acer tree): Whole crown reduction by 1m.	James McCarthy	26 January 2026
		Grid Ref: E 331193 N 162249			
Weston-super-Mare	25/P/2588/FUH	11 The Crescent Worlebury Weston-super-Mare BS22 9SR	Proposed erection of a single storey front porch extension and conversion of the existing garage into ancillary accommodation.	Harshali Pande	11 February 2026
		Grid Ref: E 333821 N 162740			
Weston-super-Mare	25/P/2596/FUH	Maywood Atlantic Road South Weston-super-Mare BS23 2DF	Proposed expansion and alteration of existing rear dormer including the installation of 2no. rooflights and balcony guarding on existing rear balcony.		9 February 2026
		Grid Ref: E 331331 N 162171			
Weston-super-Mare	25/P/2630/FUH	13A Orchard Street Weston-super-Mare BS23 1RG	Proposed siting of solar panels to front elevation and rear flat-roof.		13 February 2026
		Grid Ref: E 332117 N 161431			

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

<b>Suffix</b>	<b>Application type</b>	<b>Suffix</b>	<b>Application type</b>
/ADV	Advertisement Consent <sup>1</sup>	/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 <sup>2</sup>
/OUT	Outline planning permission	/MOD	Modification or discharge s106 Agreement
/OU2	Outline planning permission and EIA	/HZ1	Hazardous Substance Consent (general) <sup>3</sup>
/RM	Reserved matters	/HZ2	Hazardous Substance Consent (vary/remove condition) <sup>3</sup>
/PIP	Permission in Principle <sup>1</sup>	/HZ3	Hazardous Substance Consent (change of control) <sup>3</sup>
/TDC	Technical Details Consent <sup>1</sup>	/HZ4	Hazardous Substance Consent (revocation) <sup>3</sup>
/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:** 22 December 2025 - 28 December 2025

**Date Sent:** 29 December 2025

**21 day period ends:** 20 January 2026

### **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 information purposes, but your council can submit comments, if it chooses to do so.

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 your 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.

### 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/2628/LDP	Ground Floor Flat 50 Ashcombe Road Weston-super-Mare BS23 3DY	Certification of Lawful Development for the change of use of existing Self-contained Flat (Class C3 Use) to form a small house in multiple occupation (Class C4 Use).	Nick Manley	12 February 2026
Weston-super-Mare	25/P/2631/LDP	Grid Ref: E 332847 N 161467  17 Wooler Road Weston-super-Mare BS23 3AR	Please refer to the application supporting statement and plans for more information  Certification of Lawful Development for the change of use of existing residential dwelling (Class C3) to form a small HMO (Class C4).	Charlotte Hughes	13 February 2026
Weston-super-Mare	25/P/2637/FUH	Grid Ref: E 332359 N 161636  106 Bristol Road Lower Weston-super-Mare BS23 2TN	Proposed erection of a first floor rear extension and enclosure of existing balcony. Creation of a loft with hipped roofing including 2no. West dormers and 1no. East dormer.	Niloofar Abolfazlzadeh	13 February 2026
Weston-super-Mare	25/P/2645/FUH	Grid Ref: E 332867 N 162132  16 Coleridge Road Weston-super-Mare BS23 3UH	Proposed erection of a single storey rear extension, alteration and replacement of 1no. side window and expansion of existing front hardstanding.	Marcus Henley	16 February 2026
		Grid Ref: E 333388 N 159779			

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