



WESTON-SUPER-MARE TOWN COUNCIL

WESTON-SUPER-MARE TOWN COUNCIL
MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE
HELD AT 32 WATERLOO STREET ON
WEDNESDAY 7th JANUARY 2026

Meeting Commenced: 7.02 pm**Meeting Concluded:** 7.52 pm

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

ALSO, IN ATTENDANCE: Samantha Bishop (Democratic Services Manager), Alison Garner (Democratic Services Officer) and Natalie Pecak-Michalowicz (Youth Council).

268	<p>Apologies for Absence and Notification of Substitution</p> <p>Apologies were received from Councillor Catherine Gibbons with no substitution and it was noted that Councillor John Carson was not in attendance.</p>
269	<p>Declarations of Interest</p> <p>There were no declarations of interest received.</p>
270	<p>Minutes of the previous Planning and Environment Committee Meeting held on 10th December 2025.</p> <p>The minutes from the previous meeting held on 10th December 2025 had been previously circulated.</p> <p>PROPOSED BY: Councillor Tim Taylor SECONDED BY: Councillor Peter Crew</p> <p>A vote was taken and accordingly it was carried.</p> <p>RESOLVED: That minutes of the 10th December 2025 be approved and signed by the Chair.</p>
	<p>PLANNING</p>

271	<p>Matters for Consideration:</p> <p>There were no matters for consideration.</p>				
272	<p>Matters for Noting:</p> <p>a) 2073 TPO Decision Notice and Report.</p> <p>RESOLVED: Noted</p> <p>b) 2283 TRCA Decision Notice and Report.</p> <p>RESOLVED: Noted</p> <p>c) 24-64 Ellesmere Road, WsM.</p> <p>RESOLVED: Noted</p> <p><i>7.04pm Councillor Marcia Pepperall joined the meeting.</i></p> <p>d) Airfield SNN4627 Numbering Schedule and planning layout.</p> <p>RESOLVED: Noted</p> <p>e) Land to East of Whirlwind Road – refusal.</p> <p>RESOLVED: Noted</p> <p>f) Delegated Decisions (50 Birnbeck Road and 30 Corondale Road)</p> <p>RESOLVED: Noted</p>				
273	<p>Planning Applications and other Planning Matters submitted to the Town Council for consideration.</p> <p>The Committee considered all applications in respect of the weekly lists provided by North Somerset Council dated:</p> <p>At the time of despatch, this includes weekly lists dated:</p> <p>a) 1-7 December 2025 b) 8-14 December 2025 c) 15-21 December 2025 d) 22-28 December 2025</p> <p>The following applications were discussed with further comment and recommendations as follows:</p> <table border="1" data-bbox="204 1910 1455 2119"> <thead> <tr> <th><i>Application Number</i></th><th><i>Comments</i></th></tr> </thead> <tbody> <tr> <td>2291</td><td>SUPPORT – WSM TC - taking into consideration the ward councillors comments regarding the impact on traffic, parking and highway safety and online objections. Comments were made on adhering to the 30% ratio requirements for affordable housing.</td></tr> </tbody> </table>	<i>Application Number</i>	<i>Comments</i>	2291	SUPPORT – WSM TC - taking into consideration the ward councillors comments regarding the impact on traffic, parking and highway safety and online objections. Comments were made on adhering to the 30% ratio requirements for affordable housing.
<i>Application Number</i>	<i>Comments</i>				
2291	SUPPORT – WSM TC - taking into consideration the ward councillors comments regarding the impact on traffic, parking and highway safety and online objections. Comments were made on adhering to the 30% ratio requirements for affordable housing.				

	2416	RECOMMEND REFUSAL – WSM TC – Due to the impact on residential amenity, noting in particular, the size of the rooms, lack of bathroom to bedroom ratio and no lift/accessibility between floors.
	2423	SUPPORT – WSM TC – Considered a good improvement on the existing building.
	2538	SUPPORT - WSM TC – Good citing of the building footprint – maximising space within the existing physical outline of the building.
	2628	NEUTRAL - WSM TC - insufficient information to assess the proposed change of use from Class C3 (Dwellinghouse) to Class C4 (House in Multiple Occupation, or HMO).
<p>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.</p>		
274	<h2>ENVIRONMENTAL</h2> <h3>Roadmap to Zero</h3> <p>a) To receive the minutes of Weston Tree and Plant Group – previously circulated to ward councillors.</p> <p>RESOLVED: Noted</p> <p>Environment Policy</p> <p>The Chair highlighted the need to review the Environment Policy, which was confirmed by the Democratic Services Manager and was included within the councils policy review schedule. The Chair suggested that in particular, the need to research ways of monitoring and measuring should be considered.</p> <p>The comments were noted and the policy would be brought forward for review as soon as practically possible.</p>	
	<p>There being no further business the Chair closed the meeting at 7.52pm.</p> <p>Signed.....Dated</p> <p>Chair of the Planning and Environment Committee</p>	

Applications Registered, Listed by Parish/Town Council

From: 29 December 2025 - 4 January 2026

Date Sent: 5 January 2026

21 day period ends: 26 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.

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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.

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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
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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:

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Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	25/P/2669/ADV	Co-Op 148 High Street Worle Weston-super-Mare BS22 6HG	Advertisement consent to replace existing signage to include new externally illuminated and non-illuminated signage.	Harshali Pande	17 February 2026
		Grid Ref: E 335469 N 162731			
Weston-super-Mare	25/P/2673/LDP	31 Garsdale Road Weston-super-Mare BS22 8PU	Certificate of lawful development for the proposed erection of a rear elevation roof dormer.	Molly Willmot	23 February 2026
		Grid Ref: E 334669 N 161751			

Appendix 1

Application types for which Town and Parish Councils are statutory consultees

Suffix	Application type	Suffix	Application type
/ADV	Advertisement Consent ₁	/MW1	Minerals and waste
/FUL	Full planning permission	/MW2	Minerals and waste with EIA
/FU2	Full planning permission and Environmental Impact Assessment (EIA)	/MMA	Minor material amendment
/FUH	Full planning permission - householder	/NMA	Non-material amendment ₂
/OUT	Outline planning permission	/MOD	Modification or discharge s106 Agreement
/OU2	Outline planning permission and EIA	/HZ1	Hazardous Substance Consent (general) ₃
/RM	Reserved matters	/HZ2	Hazardous Substance Consent (vary/remove condition) ₃
/PIP	Permission in Principle ₁	/HZ3	Hazardous Substance Consent (change of control) ₃
/TDC	Technical Details Consent ₁	/HZ4	Hazardous Substance Consent (revocation) ₃
/LBC	Listed Building Consent	/QRU	Crown Development – special urgency
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Footnotes:

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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: 5 January 2026 - 11 January 2026

Date Sent: 12 January 2026

21 day period ends: 2 February 2026

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Weston-super-Mare	25/P/2577/OUT	38 St James Street Weston-super-Mare Grid Ref: E 331894 N 161245	Outline application for the construction of 3no. additional floors to existing building to contain 9no. dwellings, with matters of access, landscaping, layout and scale for approval, and matters of appearance reserved for subsequent approval	Neil Underhay	2 March 2026
Weston-super-Mare	25/P/2664/FUL	Ground Floor 371 Locking Road Weston-super-Mare BS22 8NH Grid Ref: E 333998 N 161547	Proposed change of use of ground floor hair salon to create a self-contained ground floor flat including alterations to front and rear window and door arrangements.	Charlotte Hughes	2 March 2026
Weston-super-Mare	26/P/0014/LBL	Flat 3 9 Ellenborough Crescent Weston-super-Mare BS23 1XL Grid Ref: E 332189 N 160781	Certificate of Lawfulness for works to a Grade II Listed Building for the repair of 2no. original large sash windows.		17 February 2026

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From: 12 January 2026 - 18 January 2026

Date Sent: 19 January 2026

21 day period ends: 9 February 2026

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Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	25/P/2030/FUL	18 Clarence Road East Weston-super-Mare BS23 4BP	Proposed removal of an existing first floor window to the rear elevation and installation of replacement patio doors.	Harshali Pande	6 March 2026
		Grid Ref: E 332032 N 160056			
Weston-super-Mare	25/P/2572/FUL	10 West Street Weston-super-Mare BS23 1JT	Change of use of ground floor retail unit to be combined with upper floor dwelling to form one single dwellinghouse. Alterations to front elevation.	Charlotte Hughes	6 March 2026
		Grid Ref: E 331870 N 161727			
Weston-super-Mare	25/P/2573/FUL	8 Orchard Place Weston-super-Mare BS23 1QP	Change of use of ground floor commercial unit to be combined with first floor residential unit to create 1no. dwellinghouse. Alterations to front elevation.	Charlotte Hughes	6 March 2026
		Grid Ref: E 332064 N 161431			
Weston-super-Mare	25/P/2580/DEC	140 High Street Weston-super-Mare BS23 1HP	Application for planning permission to demolish timber lean to dilapidated shop structure	Niloofar Abolfazlzadeh	10 March 2026
		Grid Ref: E 331913 N 161782			

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Weston-super-Mare	25/P/2643/FUL	Hillsborough House And Land Off Selworthy Road Weston-super-Mare BS23 3SY Grid Ref: E 333138 N 159951	Erection of up to 36no. 100% affordable residential dwellings, alongside an electric sub-station, parking spaces, public open space, associated infrastructure, and landscape works.	Jason Mak	9 April 2026
Weston-super-Mare	26/P/0041/TRCA	12 Albert Quadrant Weston-super-Mare BS23 2QY Grid Ref: E 332334 N 161797	T1 holly - reduce by up to 2.5m. T2 bay - fell to ground level	James McCarthy	20 February 2026
Weston-super-Mare	26/P/0042/TRCA	9 Kew Road Weston-super-Mare BS23 2NR Grid Ref: E 332236 N 162199	T1 willow - pollard back to previous pollard points which is about 4.5 metres	James McCarthy	20 February 2026
Weston-super-Mare	26/P/0044/FUL	1 - 3 New Bristol Road Weston-super-Mare BS22 6AD Grid Ref: E 335059 N 162354	Retrospective planning application for the proposed erection of a single storey extension to the existing sales building, to be occupied by Greggs PLC, and associated works.	Catherine Shuker	9 March 2026

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	26/P/0054/FUL	53 Oxford Street Weston-super-Mare BS23 1TR	Erection of a single-story rear extension to the ground floor commercial unit to create additional storage		6 March 2026
		Grid Ref: E 332043 N 161258			
Weston-super-Mare	26/P/0076/FUH	1 Brecon View Weston-super-Mare BS24 9NF	Proposed erection of a small single storey extension to the rear (West) elevation.		11 March 2026
		Grid Ref: E 333167 N 158145			
Weston-super-Mare	26/P/0081/AOC	Birnbeck Pier Birnbeck Island Birnbeck Road Weston-super-Mare	Request to discharge condition 4 (Material details and samples) from Listed Building Consent 24/P/1908/LBC.	Bryn Clare	11 March 2026
		Grid Ref: E 330495 N 162571			

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

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	26/P/0001/LBC	Flat 1 19 Atlantic Road Weston-super-Mare BS23 2DG Grid Ref: E 331201 N 162300	Listed Building Consent for the replacement of existing access doors with new to the South and North elevations.	Charlotte Hughes	16 March 2026
Weston-super-Mare	26/P/0101/TEN	Weston Woods Reservoir Weston Woods Upper Kewstoke Road Weston-super-Mare Grid Ref: E 332523 N 162692	Notification under Regulation 5 of the Electronic Communications Code of the intention to remove 4no. Antennas on tower legs and replacement with 4no. Antennas on new support poles alongside the internal upgrade of existing VF equipment cabin. THIS IS NOT A PLANNING APPLICATION	Molly Willmot	13 February 2026
Weston-super-Mare	26/P/0106/AOC	2 North Lane Weston-super-Mare BS23 1QR Grid Ref: E 332099 N 161406	Request to discharge condition 9 (Fascia details) on application 24/P/0126/FUL.	Bryn Clare	16 March 2026

Application types for which Town and Parish Councils are statutory consultees

Suffix	Application type	Suffix	Application type
/ADV	Advertisement Consent ₁	/MW1	Minerals and waste
/FUL	Full planning permission	/MW2	Minerals and waste with EIA
/FU2	Full planning permission and Environmental Impact Assessment (EIA)	/MMA	Minor material amendment
/FUH	Full planning permission - householder	/NMA	Non-material amendment ₂
/OUT	Outline planning permission	/MOD	Modification or discharge s106 Agreement
/OU2	Outline planning permission and EIA	/HZ1	Hazardous Substance Consent (general) ₃
/RM	Reserved matters	/HZ2	Hazardous Substance Consent (vary/remove condition) ₃
/PIP	Permission in Principle ₁	/HZ3	Hazardous Substance Consent (change of control) ₃
/TDC	Technical Details Consent ₁	/HZ4	Hazardous Substance Consent (revocation) ₃
/LBC	Listed Building Consent	/QRU	Crown Development – special urgency
/LBD	Listed Building Consent to demolish	/RLA	Council application - alter listed building
/R3	Council planning application (NSC is the developer)	/R3EIA	Council planning application +EIA (NSC is the developer)
/R4	Council planning application (NSC not the developer)	/R4EIA	Council planning application +EIA (NSC not the developer)
/R32	Council application for advertisement consent (NSC is the developer)	/R42	Council application for advertisement consent (NSC not the developer)
/R43	Council application for demolition in a CA (NSC not developer)	/R33	Council app for demolition in a CA (NSC is the developer)
/R36	Council app for Minerals and Waste (NSC is developer)	/R46	Council app for Minerals and Waste (NSC not developer)
/RLD	Council app to demolish listed building		

Footnotes:

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

Community Fridge- Fridge of Free Stuff

December 2025 and January 2026

The following stats are from the 'Fridge of Free Stuff' insights collected across December 2025 and January 2026.

Type of food received	December 2025 and January 2026 Total (KG)
Store-cupboard	1529kg
Sandwiches, toasties, salad meals	191kg
Cakes, Puddings, Non-bread bakery	574kg
Meat, dairy, eggs	209kg
Fruit, veg, bagged salad*	2043kg
Bread	751kg
Other	1118kg
TOTAL:	6415kg

*The largest category of food collected was 'Fruit, veg, bagged salad'. This is normal for our collections as this is classed as a fresh item and causes a lot of 'waste' for supermarkets. We've seen a rise in store cupboard items over the last few months as we are getting a steady supply of food from ASDA which is always long-life food that's been damaged or its packet broken from its multipack.

This data has demonstrated the following:

Total number of meals redistributed*	15,062 meals
Highest weight delivery	309.15kg
Percentage of food wasted	7.79%
Tonnes of CO2e saved	9.77 tonnes

We have seen a lower percentage of food collected, particularly in January as Coop Worle are closed for 2 months. We had them on our collection list for 5 times a week so have seen a difference here.

Unfortunately we still have food waste, which typically comes in with the delivery and some of the items have already gone off. We are in constant communications with the retailers to get them to not 'sneak in' items that have already gone out of date.

Visitor numbers:

December 2025: 1492

January 2026: 1076

January is always a quieter month for us, with the footfall in the centre being low as well. This time last year we had 1912 in January and 1244 in December. We are still seeing new people accessing the Community Fridge.

Our new location has helped to be able to talk to people passing by about what we do.