



WESTON-SUPER-MARE TOWN COUNCIL

**WESTON-SUPER-MARE TOWN COUNCIL
MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE
HELD AT 32 WATERLOO STREET, ON
WEDNESDAY 4TH MARCH 2026**

Meeting Commenced: 7.00 pm

Meeting Concluded: 8.27 pm

PRESENT: Councillors Caroline Reynolds (C), Ray Armstrong, Catherine Gibbons and Richard Tucker.

ALSO, IN ATTENDANCE: Samantha Bishop (Democratic Services Manager), Alison Garner (Democratic Services Officer), Lisa Clemons (Grounds Service Manager), Steve Clark (Arboricultural Consultant) and one member of the public.

The Chair welcomed and invited members of the public forward to address the committee.

Debbie Apted, a community volunteer, addressed the committee in relation to the Community Arboretum Management Plan informing that she had the privilege of leading an environmental think tank during the Sea Monster installation in 2022, which sparked wider conversations about the town’s relationship with nature, energy and the future of Weston-super-Mare. One positive legacy from this work was the creation of the Weston Tree and Plant Group and a community tree nursery, where initial discussions quickly developed into practical action through local volunteers and expertise. She explained that the proposed Community Arboretum is a natural continuation of this movement, helping reconnect people—particularly young people—with trees and nature, while improving canopy cover, biodiversity and air quality, and providing an accessible outdoor learning space for all. Debbie added that the arboretum would also support Weston’s developing identity as a forward-thinking town engaged in climate action and complement initiatives such as the emerging Weston Forest project. She concluded by requesting that the council approves the Community Arboretum Management Plan.

The Chair thanked the member of the public for their address.

Apologies for Absence and Notification of Substitution

Apologies were received from Councillors Peter Crew, John Carson, Tim Taylor and Justyna Pecak-Michalowicz with no substitutions.

It was noted that Councillor Marcia Pepperall was not in attendance.

Declarations of Interest

Councillor Gibbons declared a non-pecuniary interest as member of North Somerset Council's Planning and Regulatory Committee

Minutes of the previous Planning and Environment Committee Meeting held on 4th February 2026.

The minutes from the previous meeting held on 4th February 2026 had been previously circulated.

PROPOSED BY: Councillor Ray Armstrong
SECONDED BY: Councillor Catherine Gibbons

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

RESOLVED: That minutes of the 4th February 2026 be approved and signed by the Chair.

7.09 pm At this point in the meeting, the Chair brought forward items 7a and 7b for discussion to allow the Arboricultural Consultant to present his reports and answer questions from the committee.

PROPOSED BY: Councillor Ray Armstrong
SECONDED BY: Councillor Tim Taylor

Standing Orders were suspended at 7.11pm

ENVIRONMENTAL

a) To receive the report of the Arboricultural Consultant

The report of the Arboricultural Consultant had been previously circulated.

RESOLVED: That the Arboricultural Consultant report be noted.

b) To receive the Weston-super-Mare Community Arboretum Management Plan

The report of the Community Arboretum Management Plan had been previously circulated.

The Chair welcomed the Arboricultural Consultant to present the Weston-super-Mare Community Arboretum Management Plan (WCAMP).

The Consultant reported that the project was nearing completion and noted that the Stonehouse Community Arboretum management plan had been used as a template with permission. The draft had been developed with input from the Tree and Plant Group and reviewed by the North Somerset Council (NSC) Tree Officer to reflect both authorities' approaches to tree management, balancing NSC's risk-based approach with the Town Council's focus on tree health and longevity.

Members welcomed the targets in section 6.2, including the ambition to plant 10,000 trees, with emphasis on successful establishment and a target of 80% survival after three years. The Consultant advised this may be challenging in high-footfall areas and noted previous

issues relating to younger trees, limited budgets, insufficient protection and vandalism. Stronger protective measures were suggested for future planting.

The Consultant advised that climate change was reducing the distinction between native and non-native species and confirmed that planting in both residential and urban areas remained important despite the challenges of hard landscapes. It was further noted that the WCAMP aims to celebrate existing trees and encourage further planting across Weston-super-Mare, including in private gardens, and would support an application for the town to be recognised as a Community Arboretum by ArbNet.

The Chair thanked the Consultant for his report and recommended that the committee supports the adoption of a Community Arboretum Management Plan.

PROPOSED BY: Councillor Ray Armstrong

SECONDED BY: Councillor Richard Tucker

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

RESOLVED: That committee supports the adoption of a Weston-super-Mare Community Arboretum Management Plan for formal adoption at a future Town Council Meeting.

7.28pm At this point in the meeting the Arboricultural Consultant, Lisa Clemons (Grounds Service Manager) and member of the public left the meeting.

7.29pm Standing Orders were resumed.

PLANNING

Matters for Consideration:

There were no matters for consideration.

Matters for Noting:

The matters for noting had been previously circulated to ward councillors.

- a) **North Somerset Local Plan 2041**
- b) **Brendon Avenue Appeal ufm27**
- c) **Carlton Street Appeal ufm77 & ufm82**
- d) **Locking Road 21 Day Notice**
- e) **Pavement outside 36 High Street ufm39 & ufm63**
- f) **WsM Cricket Club Digital Infrastructure**
- g) **12 Albert Quadrant Decision Notice & Delegated Report**

h) 9 Kew Road Decision Notice & Delegated Report

RESOLVED: That the committee noted all items for noting.

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) 26th January – 1st February 2026
- b) 2nd February – 8th February 2026
- c) 9th February – 15th February 2026
- d) 16th February – 22nd February 2026

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

<i>Application Number</i>	<i>Comments</i>
2632	SUPPORT – WSM TC – The committee welcomed the application
0138	SUPPORT – WSM TC – The committee noted the neighbours' concerns/comments which needed to be considered by the NSC Planning Officer.
0162	SUPPORT – WSM TC - The committee supported the application, noting that the environmental report had answered any questions raised.
0195	SUPPORT – WSM TC - The committee were pleased to see that work was going ahead which was welcomed and encouraged.
0196	SUPPORT – WSM TC - The committee were pleased to see that work was going ahead which was welcomed and encouraged.
0236	OBJECT – WSM TC – The committee objected on the grounds that the removal of trees was unnecessary to achieve the desired additional parking. However they were happy to support the removal of the decaying maple tree.
0124	SUPPORT – WSM TC – The committee noted that 20 comments of objection had been received, however, supported the application due to local housing needs and demands.
0180	NEUTRAL – WSM TC – The committee noted objections received. Taking neighbours comments into account and the SFRA report being clarified.
0261	NEUTRAL – WSM TC – The committee noted that they had previously rejected the application citing concerns regarding the size of the fifth bedroom.

0274	SUPPORT – WSM TC – The committee noted that previous comments had been addressed.
0280	OBJECT – WSM TC – The committee objected on the grounds that no reason for the tree removal was specified in the application.
0304	SUPPORT – WSM TC – The committee acknowledged that the application would enable care and support for a family member.
0306	SUPPORT WSM TC – The committee acknowledged that the application would enable care and support for a family member.
0336	SUPPORT WSM TC – The committee acknowledged that the application would enable care and support for a family member.
0341	OBJECT WSM TC – The committee objected on the grounds that required proof was needed that mitigation measures (condition 9 noise scheme) had been installed.

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.

There being no further business the Chair closed the meeting at 8.27pm.

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

Applications Registered, Listed by Parish/Town Council

From: 23 February 2026 - 1 March 2026

Date Sent: 2 March 2026

21 day period ends: 23 March 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

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 you council.

Options 2 – By email

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

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 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/0057/DEC	11 Upper Kewstoke Road Weston-super-Mare BS23 2EP Grid Ref: E 330961 N 162213	Demolition of front boundary wall with the retention and restoration of existing end pillars.	Charlotte Hughes	21 April 2026
Weston-super-Mare	26/P/0229/DEC	1 Elmsleigh Road Weston-super-Mare BS23 4JW Grid Ref: E 331890 N 159679	Application for demolition within a conservation area, works to include the partial removal of front boundary wall to facilitate the widening of existing vehicular access.	Niloofar Abolfazlzadeh	16 April 2026
Weston-super-Mare	26/P/0332/OUT	Land At Bleadon Hill Bleadon Hill Weston-super-Mare Grid Ref: E 333348 N 157771	Outline Planning Application for the erection of 9 dwellings with associated landscaping, parking and open space with the proposed access provided in detail, other matters of appearance, landscaping, layout and scale are reserved for subsequent approval	Neil Underhay	9 April 2026
Weston-super-Mare	26/P/0338/TRCA	Holmborne Lawrence Road Weston-super-Mare BS22 6TS Grid Ref: E 335455 N 162912	Mimosa - front lawn adjacent to road - crown reduce by 1m and crown lift to 2m abl	James McCarthy	7 April 2026

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	26/P/0358/FUL	Priory Community School - An Academy Queensway Weston-super-Mare BS22 6BP	Proposed replacement of the existing sports hall roof and installation of PV panels. Roof-mounted natural ventilation terminals together with a roof-mounted handrail system and associated works.	Harshali Pande	14 April 2026
		Grid Ref: E 336747 N 163147			
Weston-super-Mare	26/P/0376/LDP	82 Spring Hill Weston-super-Mare BS22 9AZ	Certificate of lawful development for a proposed hip-to-gable roof extension.	Marcus Henley	17 April 2026
		Grid Ref: E 334602 N 162557	Please refer to the plans and supporting statement for more information		
Weston-super-Mare	26/P/0383/AOC	5 Gerard Road Weston-super-Mare BS23 2RE	Request to discharge conditions 4 (Gate Details) and 5 (Tree re-planting) from application 23/P/0148/FUH.	Bryn Clare	20 April 2026
		Grid Ref: E 332507 N 161672			
Weston-super-Mare	26/P/0389/TRCA	25 Nithsdale Road Weston-super-Mare BS23 4JP	T1 bay - reduce by up to 2 metres. T2 liquid amber - reduce by up to 1.5 metres	James McCarthy	7 April 2026
		Grid Ref: E 332121 N 159714			

Application types for which Town and Parish Councils are statutory consultees

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

Footnotes:

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

Applications Registered, Listed by Parish/Town Council

From: 2 March 2026 - 8 March 2026

Date Sent: 9 March 2026

21 day period ends: 30 March 2026

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Weston-super-Mare	26/P/0317/TPO	89 Bristol Road Lower Weston-super-Mare BS23 2TS Grid Ref: E 333021 N 162244	Fraxinus excelsior x1 - Dismantle to ground level and install eco-plugs. Large Ash in a residential garden, early signs of Ash Dieback, historic limb loss over residents and neighbours garden, deadwood throughout crown and significant wound on each stem with associated decay.	James McCarthy	28 April 2026
Weston-super-Mare	26/P/0396/LDP	35 Ashcombe Road Weston-super-Mare BS23 3DT Grid Ref: E 332806 N 161399	Certification of Lawful Development for the change of use of existing dwelling to form a 6-bed HMO.	Nick Manley	21 April 2026
Weston-super-Mare	26/P/0420/FUH	328 Worle Moor Road Weston-super-Mare BS24 7JG Grid Ref: E 335140 N 161341	Proposed erection of boundary fencing to the North of the property, relocation of garden gateway.		30 April 2026
Weston-super-Mare	26/P/0431/ADV	62 High Street Weston-super-Mare BS23 1JB Grid Ref: E 331936 N 161512	Advertisement consent for 1no. new externally illuminated projecting hanging sign and 2no. new non-illuminated fascia signs in Santander's new standard script font.	Harshali Pande	23 April 2026

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	26/P/0435/AOC	32 Falcon Crescent Weston-super-Mare BS22 8RX Grid Ref: E 335042 N 161780	Request to discharge the Biodiversity Net Gain Condition from application 25/P/1910/FUL.	Bryn Clare	23 April 2026
Weston-super-Mare	26/P/0448/AOC	Land East Of Scot Elm Drive Weston-super-Mare Grid Ref: E 337686 N 161820	Request to Discharge Conditions 13 and 40 (Flood Warning Evacuation Plan), 42 (Travel Plan), 44 (Landscape Maintenance), 46 (Biodiversity Habitat & Green Open Spaces Management Plan), 21 and 48 (Secure bike facilities), 49 (Energy Generation) and 55 (External Lighting) from Application 21/P/2219/OUT.	Bryn Clare	24 April 2026
Weston-super-Mare	26/P/0453/TRCA	Edingworth Mansions 2 Atlantic Road South Weston-super-Mare Grid Ref: E 331164 N 162166	(T1) Oak tree whole crown reduction by 2 metres due to touching building. (T2) Laurel tree whole crown reduction by 2 metres to bring back into shape.	James McCarthy	14 April 2026
Weston-super-Mare	26/P/0454/TRCA	42 Birnbeck Road Weston-super-Mare BS23 2BU Grid Ref: E 331095 N 162137	(T1) Rowen tree fell to ground level due to wall damage	James McCarthy	14 April 2026

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	26/P/0470/AOC	60 Bristol Road Lower Weston-super-Mare BS23 2PT	Request to discharge condition 13 (Construction Method Statement) from application 22/P/1963/FUL.	Bryn Clare	28 April 2026
		Grid Ref: E 332279 N 162113			

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Applications Registered by Parish/Town Council

From: 9 March 2026 - 15 March 2026

Date Sent: 16 March 2026

21 day period ends: 8 April 2026

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Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	26/P/0235/FUL	51A Oxford Street Weston-super-Mare BS23 1TN Grid Ref: E 332036 N 161258	Proposed conversion of existing Dental Practice across the first and second floors to form 2no. 2-bed flats.		5 May 2026
Weston-super-Mare	26/P/0445/FUH	57 Argyle Avenue Weston-super-Mare BS23 3RQ Grid Ref: E 332645 N 159924	Proposed erection of a two- storey rear and side extension and associated works.	Nick Manley	4 May 2026
Weston-super-Mare	26/P/0462/FUL	Land East Of Scot Elm Drive Weston-super-Mare Grid Ref: E 337686 N 161820	Installation of additional windows and doors to Blocks A, B and C, including the replacement of one previously approved window with a roller shutter door	Nick Manley	27 April 2026
Weston-super-Mare	26/P/0469/FUL	65C Severn Road Weston-super-Mare BS23 1DR Grid Ref: E 332159 N 160385	Proposed conversion of existing office to form 1no. self-contained flat.	Nick Manley	28 April 2026

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	26/P/0471/LDP	44 Wigmore Gardens Weston-super-Mare BS22 9AQ	Certification of Lawful Development for the erection of a front porch extension and creation of pitched roofing atop existing front extension.	Harshali Pande	28 April 2026
		Grid Ref: E 334654 N 162690			
Weston-super-Mare	26/P/0476/S73	60 Bristol Road Lower Weston-super-Mare BS23 2PT	Section 73 application to vary conditions 13 and 14 attached to planning permission 22/P/1963/FUL (Alteration of building layout and erection of a 3 storey side extension to extend existing 7no. flats ; erection of a 3 storey rear extension to form an additional 3no. dwellings (creating a total of 10no. units on site), together with demolition of garage , creation of new access, parking and all associated works). To allow condition 13 to state that no above ground works, or any demolition, should take place, until the condition has been discharged, and condition 14 to state that no above ground works, or any demolition, should take place, until the condition has been discharged.	Neil Underhay	29 April 2026
		Grid Ref: E 332279 N 162113			
Weston-super-Mare	26/P/0485/TRCA	84A Bristol Road Lower Weston-super-Mare BS23 2TN	The tree is too close to the house and is causing problems. the tree needs to be removed, the tree is an oak. The tree is not subject to a tree preservation order.	James McCarthy	16 April 2026
		Grid Ref: E 332653 N 162111			

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	26/P/0498/FUH	22 Ashcombe Gardens Weston-super-Mare BS23 2XB Grid Ref: E 333181 N 161882	Proposed removal and replacement of rear store extension and installation of 2no. new rooflights.	Harshali Pande	30 April 2026
Weston-super-Mare	26/P/0505/LDP	4 Coralberry Drive Weston-super-Mare BS22 6SQ Grid Ref: E 335986 N 162360	Certificate of lawful development for the proposed erection of a single-storey rear extension.	Harshali Pande	1 May 2026
Weston-super-Mare	26/P/0538/TPO	14 Cormorant Close Weston-super-Mare BS22 8XA Grid Ref: E 335723 N 162104	T2 Maple- Remove. T5. Willow- Remove. The tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability at 23 Cormorant Close, Weston-super-Mare, BS22 8XA	James McCarthy	8 May 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.

Applications Registered by Parish/Town Council

From: 16 March 2026 - 22 March 2026

Date Sent: 23 March 2026

21 day period ends: 15 April 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

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 you council.

Options 2 – By email

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

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 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/0263/R3	4 Stafford Place Weston-super-Mare BS23 2QZ Grid Ref: E 332395 N 161760	Proposed change of use from dwelling house to Sui Generis use to accommodate the following uses:-A self contained training flat, children's home and mixed use hub. Installation of a porch canopy over the left elevation doors.	Annika Lepoittevin	5 May 2026
Weston-super-Mare	26/P/0272/FUL	Land South Of Weston Bay Yacht Club Links Road Uphill Grid Ref: E 330947 N 158229	Retrospective planning application for the retention of the Weston Bay Yacht Club (WBYC) Slipway and the expansion of the Old Ferryman's slipway with the addition of 2no. pontoons.	Molly Willmot	7 May 2026
Weston-super-Mare	26/P/0466/TRCA	6 Southfield Close Uphill Weston-super-Mare BS23 4XJ Grid Ref: E 331765 N 158542	Sycamore - Crown reduction from approximately 8 metres in height to approximately 5.5 metres in height; lateral branches to be reduced by up to approximately 1.5 metres.	James McCarthy	21 April 2026
Weston-super-Mare	26/P/0492/FUH	196 Locking Road Weston-super-Mare BS23 3LU Grid Ref: E 333647 N 161313	Proposed demolition of existing garage and erection of a detached office outbuilding.	Harshali Pande	7 May 2026

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	26/P/0514/FUH	9 Magdalen Way Weston-super-Mare BS22 7PG Grid Ref: E 336200 N 163398	Conversion of the existing garage to accessible bedroom and accessible wet room.	Catherine Shuker	12 May 2026
Weston-super-Mare	26/P/0559/FUH	8 Beaumont Close Weston-super-Mare BS23 4LL Grid Ref: E 332598 N 159694	Retrospective application for an extension to the approved outbuilding extension approved under 23/P/2083/FUH including changes to approved external elevations on garage to the rear.		8 May 2026
Weston-super-Mare	26/P/0580/AOC	Uphill Grange Nursing Home Uphill Road South Uphill Weston-super-Mare BS23 4TX Grid Ref: E 332226 N 158186	Request to discharge conditions 15 (Speed limit) and 25 (Bat roost details) on application 23/P/2550/FUL.	Bryn Clare	11 May 2026
Weston-super-Mare	26/P/0597/TRCA	Ground Floor Flat 56 Bristol Road Lower Weston-super-Mare BS23 2PT Grid Ref: E 332255 N 162106	T1: Reduce cotoneaster tree by 1.5m in height	James McCarthy	29 April 2026

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	26/P/0610/NMA	Marine Lake Knightstone Causeway Weston-super-Mare Grid Ref: E 331162 N 161981	Non-material amendment to approval 25/P/0855/R3 (Works to Marine Lake consisting of: New entrance signage to the southern entrance; New cycle racks to north and middle entrances; Construction of a replacement slipway/ramp structure; Re-surfacing the walkway; Refurbishment of 2 vacant existing spaces within the RNLI building located on the promenade walkway; Unit 1 includes the demolition and replacement of existing toilet facilities and partial demolition of main facade to create new openings to allow access to self-contained toilet cubicles from the promenade; Unit 2 includes retrofit and refurbishment of a vacant unit to provide concession facilities for the lake. Includes partial demolition of main facade for a new entrance door; Repairs to Madeira Gardens pavilion roof; A small section of a low brick wall to the south of the site will be carefully removed, stored, and re-instated at the end of the project to allow RNLI and site access along the walkway during construction) to allow change of resurfacing material from grey concrete asphalt to black stone mastic asphalt		14 April 2026

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/RM	Reserved matters	/HZ2	Hazardous Substance Consent (vary/remove condition) ₃
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