



WESTON-SUPER-MARE TOWN COUNCIL

**WESTON-SUPER-MARE TOWN COUNCIL  
MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE  
HELD AT 32, WATERLOO STREET, ON  
WEDNESDAY 1<sup>ST</sup> APRIL 2026**

**Meeting Commenced:** 7.00 pm

**Meeting Concluded:** 7.52 pm

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

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

*It was noted that the North Somerset Council planning portal was unavailable to access.*

<p><b>372</b></p>	<p><b>Apologies for Absence and Notification of Substitution</b></p> <p>Apologies for absence were received from Councillor Catherine Gibbons with no substitution and it was noted that Councillor John Carson was not in attendance.</p>
<p><b>373</b></p>	<p><b>Declarations of Interest</b></p> <p>There were no declarations of interest received.</p>
<p><b>374</b></p>	<p><b>Minutes of the previous Planning and Environment Committee Meeting held on 4<sup>th</sup> March 2026.</b></p> <p>The minutes from the previous meeting held on 4<sup>th</sup> March 2026 had been previously circulated.</p> <p><b>PROPOSED BY:</b> Councillor Richard Tucker <b>SECONDED BY:</b> Councillor Marcia Pepperall</p> <p>A vote was taken and accordingly it was <b>carried</b>.</p> <p><b>RESOLVED:</b> That minutes of 4<sup>th</sup> March 2026 be approved and signed by the Chair.</p>
<p><b>PLANNING</b></p>	

**375 Matters for Consideration:**

- a) Advisory disabled parking bay applications

The committee considered the following applications, noting ward councillors' and members of the public comments received:

- Ground Floor Flat, 18 Severn Road – No Objection
- Flat 2, Trinity Mansions – No Objection

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

**376 Matters for Noting:**

- a) **Re. 26/P/0332/OUT** – Outline planning Application for the erection of 9 Dwellings with associated landscaping, parking and open space, land at Bleadon Hill, Weston super Mare
- b) **APPEAL 25/P/1464/FUL** – Apartment 45, 42 Birnbeck Road, Weston super Mare retrospective application for the creation of raised decking and a pergola upon existing rooftop.

**RESOLVED:** That the outline planning application and appeal be noted.

**377 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) **23<sup>rd</sup> February – 1<sup>st</sup> March 2026**
- b) **2-8 March 2026**
- c) **9-15 March 2026**
- d) **16-22 March 2026**

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

<b><i>Application Number</i></b>	<b><i>Comments</i></b>
0332	<b>SUPPORT – WSM TC</b> – The Committee supported this application noting that Bleadon Hill was expanding and it was an appropriate number of dwellings for the plot.
0229	<b>SUPPORT - WSM TC</b> – The Committee supported this application noting the comments regarding the conservation area and the stone wall.
0448	<b>SUPPORT – WSM TC</b> – The Committee supported this application noting that this was the third time that discharge conditions had been amended by the developer.

0445	<b>SUPPORT – WSM TC</b> – The Committee supported this application noting the objection however supported due to it being a corner plot with plenty of space.
0469	<b>SUPPORT – WSM TC</b> – The Committee supported this application on the condition that the flat remained part of the property.
0476	<b>NEUTRAL – WSM TC</b> – The Committee noted that the variation conditions were unclear.
0485	<b>SUPPORT – WSM TC</b> – The Committee supported this application noting that additional information about how the tree was affecting the property would have been helpful.
0263	<b>SUPPORT – WSM TC</b> – The Committee supported this application noting the objections received and the little outside space, nevertheless supported due to the need for children’s homes.

**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.

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**ENVIRONMENTAL**

**Roadmap to Zero**

- a) **To receive the minutes of Weston Tree and Plant Group**  
Previously circulated to ward councillors

**RESOLVED:** That the minutes of the Weston Tree and Plant Group be noted.

There being no further business the Chair closed the meeting at 7.52 pm.

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

## Applications Registered by Parish/Town Council

**From:** 23 March 2026 - 29 March 2026

**Date Sent:** 30 March 2026

**21 day period ends:** 22 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](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 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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- MAIN01.'

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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
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Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	26/P/0382/FUL	Azthetics Sunnyside Road North Weston-super-Mare BS23 3PZ  Grid Ref: E 332377 N 160869	Proposed change of use of existing Snooker Centre (Sui Generis) to form a day-care treatment centre (Use Class E(e)). Works to include the erection of an infill extension to the East Elevation, external stairway to the South Elevation and associated parking. Siting of an external storage container and entrance gate.	Niloofar Abolfazlzadeh	19 May 2026
Weston-super-Mare	26/P/0394/FUH	5 Ivy Lane Weston-super-Mare BS24 7AX  Grid Ref: E 336048 N 161844	Proposed conversion of existing attached garage to liveable space.		20 May 2026
Weston-super-Mare	26/P/0496/LDP	17 Burrington Avenue Weston-super-Mare BS24 9LP  Grid Ref: E 332945 N 158233	Certificate of lawful development for the property to be used to provide a facility for an adult who requires carers in line with a request from the local authority.	Nick Manley	18 May 2026
Weston-super-Mare	26/P/0546/S73	Keepers Gate Forest School Wentwood Drive Weston-super-Mare BS24 9ND  Grid Ref: E 333465 N 158109	Section 73 application to vary condition 12 (number of children) of permission 20/P/1078/FUL (Change of use of land from agricultural use to use as a woodland preschool. Erection of pre-school storage building with sedum roof, compost toilets and associated car parking and access arrangements) so that the number of children at the forest school, term time only, shall not exceed 32	Andrew Stevenson	7 May 2026

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Weston-super-Mare	26/P/0582/FUL	Land West Of Warleys Lane Weston-super-Mare	Proposed erection of 2no. dwellings with parking and associated works.		20 May 2026
		Grid Ref: E 337428 N 162291			
Weston-super-Mare	26/P/0601/LDP	27 Cobham Parade Weston-super-Mare BS24 8EG	Certification of Lawful Development for the erection of a single-storey rear extension.	Marcus Henley	12 May 2026
		Grid Ref: E 333852 N 160142			
Weston-super-Mare	26/P/0640/AOC	9 Claremont Crescent (Part Of Dauncey's Hotel) Weston-super-Mare BS23 2ED	Request to discharge condition 5 (replacement window and door frames) from Listed Building Consent 18/P/4933/LBC.		15 May 2026
		Grid Ref: E 330967 N 162133			
Weston-super-Mare	26/P/0641/AOC	13 And 14 Claremont Crescent (Part Of Dauncey's Hotel) Weston-super-Mare BS23 2ED	Request to discharge condition 5 (replacement window and door frames) from Listed Building Consent 18/P/4937/LBC.		15 May 2026
		Grid Ref: E 330967 N 162133			

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	26/P/0642/AOC	11 And 12 Claremont Crescent (Part Of Dauncey's Hotel) Weston-super-Mare BS23 2ED  Grid Ref: E 330967 N 162133	Request to discharge condition 5 (replacement window and door frames) from Listed Building Consent 18/P/4935/LBC.		15 May 2026
Weston-super-Mare	26/P/0643/AOC	10 Claremont Crescent (Part Of Dauncey's Hotel) Weston-super-Mare BS23 2ED  Grid Ref: E 330967 N 162133	Request to discharge condition 5 (replacement window and door frames) from Listed Building Consent 18/P/4991/LBC.		15 May 2026
Weston-super-Mare	26/P/0650/TRCA	11 Cecil Road Weston-super-Mare BS23 2NG  Grid Ref: E 332209 N 162299	1 X sycamore - fell. Tree is too close to front retaining wall. Replace with Boxwood hedging	James McCarthy	5 May 2026
Weston-super-Mare	26/P/0651/TRCA	11 Uphill Road South Uphill Weston-super-Mare BS23 4SD  Grid Ref: E 332043 N 158852	T1: Remove conifer to ground level	James McCarthy	5 May 2026

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	26/P/0676/TPO	88 Merton Drive Weston-super-Mare BS24 7EQ  Grid Ref: E 336159 N 161623	T1 sycamore - pollard back to previous pruning points (2m) to restrict its size. T2 sycamore - pollard back to previous pruning points (2m) to restrict its size	James McCarthy	21 May 2026
Weston-super-Mare	26/P/0681/TPO	20 Trawden Close Weston-super-Mare BS23 2UE  Grid Ref: E 333265 N 162382	T1 Holm Oak - north east of the dwelling - whole crown reduction by 2.5 height and up to 2 meters laterally	James McCarthy	21 May 2026

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

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/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:** 31 March 2026 - 6 April 2026

**Date Sent:** 7 April 2026

**21 day period ends:** 28 April 2026

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Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	26/P/0167/FUL	18 Baker Street Weston-super-Mare BS23 3AE  Grid Ref: E 332385 N 161543	Convert existing ground floor commercial premises into a two bedroom flat with kitchen extension and a communal front access. The existing residential property on the first and second floors will be largely retained with conversion to a self contained flat with a kitchen extension at first floor level and external staircase. The existing shop front will be replaced with new a front door and sliding sash windows.		25 May 2026
Weston-super-Mare	26/P/0371/FUL	Former WC Block, North Of The War Memorial Grove Park Grove Lane Weston-super-Mare BS23 2QJ  Grid Ref: E 331862 N 162010	Conversion and restoration of former WC Block to become community classroom including accessible WC, kitchenette and storage with new accessible entrance ramp, new doors and windows.		20 May 2026

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	26/P/0602/FUL	Madeira Court Knightstone Road Weston-super-Mare BS23 2BH  Grid Ref: E 331349 N 161991	Proposed works comprising the following: The refurbishment of existing balconies, including the removal and replacement of balustrades and sun terrace elements, preparation and redecoration of concrete balcony decks to include any required repairs. Clearing and improving internal balcony drainage, and installing a new Delta Zeta balustrade system. The proposal also includes the installation of a movement joint within the main building façade.		25 May 2026
Weston-super-Mare	26/P/0605/RLA	Town Hall Walliscote Grove Road Weston-super-Mare BS23 1UJ  Grid Ref: E 332015 N 161171	Listed Building Consent for the repair and improvement of Grade II Town Hall. Works to include; formation of a central valley gutter and installation of a new gutter system, installation of discreet bird-control netting to roof areas and parapets, removal of the existing defective downpipe to the principal elevation to be replaced with a cast-iron downpipe and brackets of matching profile, finish, and appearance. Installation of internal mesh bird-screen cages within the Old and New Council Chambers, localised repair of water-damaged plasterwork and decorative finishes within the Loxton Room, first-floor corridor, ground-floor Members Room and New Council Chamber, installation of a new access gantry walkway and fall-arrest safety system in the loft space above the Old and New Council Chambers and removal of existing carpet tiles and replacement with new carpet tiles.		25 May 2026

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	26/P/0616/FUL	3 St James Street Weston-super-Mare BS23 1SS  Grid Ref: E 331906 N 161366	Change of use of existing First and Second floor offices to form 1no. Dwelling (C3).	Charlotte Hughes	18 May 2026
Weston-super-Mare	26/P/0663/TRCA	5 - 7 Uphill Road South Uphill Weston-super-Mare BS23 4SD  Grid Ref: E 332010 N 158884	T1: Reduce cherry by 0.5m. T2: Reduce Indian bean by 1m. T3: Fell acacia	James McCarthy	5 May 2026
Weston-super-Mare	26/P/0664/TRCA	56 Bristol Road Lower Weston-super-Mare BS23 2PT  Grid Ref: E 332255 N 162106	T1: Fell cotoneaster tree	James McCarthy	5 May 2026
Weston-super-Mare	26/P/0666/FUH	69 Langford Road Weston-super-Mare BS23 3PG  Grid Ref: E 333111 N 160823	Proposed demolition of existing rear conservatory and erection of a single storey rear extension alongside the installation of 1no. rear rooflight.		25 May 2026

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	26/P/0674/AOC	Land Off Junction At Broadway And Loxton Road Weston-super-Mare BS23 4RF  Grid Ref: E 332665 N 158518	Request to discharge condition 3 (Fire Emergency Response Plan and Pack) from application 25/P/0556/FUL (Appeal Ref. APP/D0121/W/25/3373565)	Bryn Clare	19 May 2026
Weston-super-Mare	26/P/0682/AOC	Birnbeck Pier, Birnbeck Island Birnbeck Road Weston-super-Mare  Grid Ref: E 330495 N 162571	Request to discharge condition 5 (Paint Specification) on Listed Building Consent 24/P/1908/LBC.		21 May 2026
Weston-super-Mare	26/P/0696/AOC	Police Maintenance Depot Stuart Road Weston-super-Mare BS23 3XN  Grid Ref: E 333480 N 160186	Request to discharge condition 21 (Archaeological Investigation) on application 25/P/1746/FUL.		22 May 2026

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

**From:** 6 April 2026 - 12 April 2026

**Date Sent:** 13 April 2026

**21 day period ends:** 5 May 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	26/P/0678/FUL	5 Highbury Court Highbury Road Weston-super-Mare BS23 2DR  Grid Ref: E 331345 N 162102	Proposed replacement of 3no. windows and retrospective application for the replacement of 2no. windows.		20 May 2026
Weston-super-Mare	26/P/0702/S73	7 Newbourne Road Weston-super-Mare BS22 8NF  Grid Ref: E 334085 N 161491	Section 73 application to vary condition 2 (plans) attached to permission 25/P/1085/FUH (Demolition of the existing single storey rear extension/conservatory and proposed erection of a replacement single storey rear extension and construction of a dormer roof extension with 1no. flat roof dormer to the North elevation. Alteration and conversion of the existing detached garage into a home office.) To allow for replacement of the approved drawings with new proposed plans.	Niloofar Abolfazlzadeh	25 May 2026

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	26/P/0713/S73	131 High Street Weston-super-Mare BS23 1HN  Grid Ref: E 331893 N 161770	Section 73 Application to vary condition 2 (Approved Plans) on application 24/P/1501/FUL(Proposed change of use from a cafe (Class E) with ancillary accommodation at first floor to a large house in multiple occupation (HMO), (Class C4) for up to 8no. people with office and communal areas at ground floor (sui generis)) to allow for alterations to internal layout, roofing design and fenestration.	Annika Lepoittevin	25 May 2026
Weston-super-Mare	26/P/0723/AOC	4 Westfield Close Uphill Weston-super-Mare BS23 4XQ  Grid Ref: E 331829 N 158636	Request to discharge conditions 6 (Energy Generation), 7 (Biodiversity Strategy) and 8 (Privacy Screening) from application 24/P/2173/FUL.	Bryn Clare	26 May 2026
Weston-super-Mare	26/P/0741/HHPA	2 Little Orchard Uphill Weston-super-Mare BS23 4SU  Grid Ref: E 332005 N 158477	Prior approval request for the erection of a single storey rear extension with a flat roof that would 1) extend beyond the rear wall of the original house by 4.00 metres; 2) have a maximum height of 2.99 metres and 3) have eaves that are 2.99 metres high.		14 May 2026

## 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 April 2026 - 19 April 2026

**Date Sent:** 20 April 2026

**21 day period ends:** 12 May 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 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.

### **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/0374/FUH	2 Landemann Circus Weston-super-Mare BS23 2QE  Grid Ref: E 332333 N 162082	Proposed erection of a single storey rear extension and a new pitched roof over the existing garages. Replacement of existing aluminium casement windows with new PVCu Heritage style sliding sash units. Installation of new French doors to the front elevation and external refurbishments to the sunroom and garages including Bath stone quoin detailing and new render finish to walls.	Molly Willmot	9 June 2026
Weston-super-Mare	26/P/0744/R3	At Worle 58 New Bristol Road Weston-super-Mare BS22 6AQ  Grid Ref: E 335465 N 162377	Proposed placement of an external ancillary prefabricated steel container/storage cabin within the grounds of the @Worle centre.	Nick Manley	28 May 2026
Weston-super-Mare	26/P/0746/FUH	37 Greenhill Close Weston-super-Mare BS22 7PE  Grid Ref: E 336123 N 163300	Proposed erection of a single storey side extension to create an additional bedroom and en suite on the ground floor.	Molly Willmot	8 June 2026

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	26/P/0759/S73	101 Ebdon Road Weston-super-Mare BS22 6US  Grid Ref: E 335762 N 163686	Section 73 application to vary condition 1 (Plans) attached to permission 25/P/0984/FUL (Erection of 1no replacement dwelling (part retrospective) to allow for a slight raising of the roof height of the garage element to bring it in direct alignment with the adjacent utility and WC link section. Removal of previously approved landscaping alterations by retaining or introducing softer landscaping elements along the site boundary.	Nick Manley	2 June 2026
Weston-super-Mare	26/P/0771/MOD	75-83 (odd) And 115-125 (odd) Mendip Road Weston-super-Mare BS23 3HB  Grid Ref: E 333106 N 161386	Modification of S106 Agreement in relation to 12/P/0906/F to amend the definition of 'Chargee' in the Second Schedule; amend Clause 5.2.7 of the second schedule; Delete and amend Clause 6 of the second schedule-chargee's duties; and delete Clause 7 of the second schedule	Lee Bowering	2 June 2026
Weston-super-Mare	26/P/0772/MOD	12 And 37-45 (odd) Millstone Close Weston-super-Mare BS24 7GY  Grid Ref: E 335618 N 161775	Modification of S106 Agreement in relation to 10/P/1663/F to: amend the definition of 'Chargee' in the Second Schedule; and delete and amend Clause 6 of the second schedule-chargee's duties	Katharine Hale	2 June 2026

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	26/P/0776/FUH	23 Brean Down Avenue Weston-super-Mare BS23 4JQ	Demolition of the existing single-storey side element and proposed erection of a replacement single storey side extension.		12 June 2026
		Grid Ref: E 332044 N 159550			
Weston-super-Mare	26/P/0782/LDP	10 Tremlett Mews Weston-super-Mare BS22 7LY	Certificate of lawful development for the proposed siting of a prefabricated annexe to provide additional sleeping accommodation for family members.		5 June 2026
		Grid Ref: E 336532 N 163769			
Weston-super-Mare	26/P/0800/AOC	Police Maintenance Depot Stuart Road Weston-super-Mare BS23 3XN	Request to discharge conditions 5 (Surface Water Drainage Works) from application 25/P/1746/FUL.		9 June 2026
		Grid Ref: E 333480 N 160186			
Weston-super-Mare	26/P/0802/AOC	Police Maintenance Depot Stuart Road Weston-super-Mare BS23 3XN	Request to discharge condition 12 (Flood Emergency and Evacuation Plan) and partial discharge of condition 11 (Flood Resilient Building measures) from application 25/P/1746/FUL.		9 June 2026
		Grid Ref: E 333480 N 160186			

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### Community Fridge- Fridge of Free Stuff

#### February and March 2026

The following stats are from the 'Fridge of Free Stuff' insights collected across February and March 2026.

Type of food received	February and March 2026 Total (KG)
Store-cupboard	1141kg
Sandwiches, toasties, salad meals	231kg
Cakes, Puddings, Non-bread bakery	214kg
Meat, dairy, eggs	486kg
Fruit, veg, bagged salad*	1423kg
Bread	721kg
Other	1220kg
<b>TOTAL:</b>	<b>5436kg</b>

\*The largest category of food collected was 'Fruit, veg, bagged salad'. This is the same each month for our collections as this is classed as a fresh item and causes a lot of 'waste' for supermarkets. We've been getting more frequent deliveries from The Stable Food pantry and this is usually vegetables as well.

This data has demonstrated the following:

Total number of meals redistributed*	10,741 meals
Highest weight delivery	247kg
Percentage of food wasted	2.99%
Tonnes of CO2e saved	8.5 tonnes

Coop Worle reopened in March so our regular collections started again with a steady income of food. We've also had a change in our Sainsburys collections. The system now allows a Volunteer to pick up Used By dated food and then we take the Best Before food items. This is working well and means we are 'wasting' less food.

#### **Visitor numbers:**

February 2026: 1457

March 2026: 1575

We've seen an increase again in the number of visitors to the Community Fridge. During the February half term and build up to the Easter Holidays we've seen more people who have never visited us before. Visitors to the town have been coming in to see what the Community Fridge is all about and have been spreading the word to others. These two months combined shows a 7.52% increase on 2025 statistics.