



WESTON-SUPER-MARE TOWN COUNCIL

**WESTON-SUPER-MARE TOWN COUNCIL
MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE
HELD AT 32, WATERLOO STREET, ON
WEDNESDAY 29th APRIL 2026**

Meeting Commenced: 7.01pm

Meeting Concluded: 8.08 pm

PRESENT: Councillors Peter Crew (C), Ray Armstrong, Justyna Pecak-Michalowicz, Tim Taylor, and John Carson.

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

In the absence of the Chair and Vice Chair it was;

PROPOSED BY: Councillor Tim Taylor

SECONDED BY: Councillor John Carson

That Councillor Peter Crew be elected the Chair of the meeting.

<p>401</p>	<p>Apologies for Absence and Notification of Substitution</p> <p>Apologies for absence were received from Councillors Caroline Reynolds, Richard Tucker, Marcia Pepperall with no substitutions and it was noted that Councillor Catherine Gibbons was not in attendance.</p>
<p>402</p>	<p>Declarations of Interest</p> <p>There were no declarations of interest received.</p>
<p>403</p>	<p>Minutes of the previous Planning and Environment Committee Meeting held on 1st April 2026.</p> <p>The minutes from the previous meeting held on 1st April 2026 had been previously circulated.</p> <p>PROPOSED BY: Councillor Ray Armstrong SECONDED BY: Councillor Tim Taylor</p> <p>A vote was taken and accordingly it was carried.</p>

RESOLVED: That minutes of 1st April 2026 be approved and signed by the Chair.

404 **PLANNING**

Matters for Consideration:

- a) Advisory disabled parking bay applications

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

- 21 Mead Vale, WsM - No objection.

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

405 **Matters for Noting:**

- a) Decision Notice & Delegated Report – Alice House Care Home, 8 Queens Road, WsM
- b) Appeal – 371 Locking Road, WsM
- c) Decision Notice & Delegated Report – 10 Queens Road, WsM
- d) Appeal – 11 Quantock Road, WsM

RESOLVED: That the appeals and decision notices be noted.

406 **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 – 29 March 2026**
- b) **30 March – 5 April 2026**
- c) **6 – 12 April 2026**
- d) **13 – 19 April 2026**

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

Application Number	Comments
0382	SUPPORT – WSM TC – The concern from a neighbouring business owner regarding the disposal of medical waste was noted, the Committee supported the application on the proviso that assurance be given that the waste would be contained.
0496	OBJECT – WSM TC - The Committee objected to this application on the grounds that insufficient information was supplied.
0582	SUPPORT – WSM TC – The Committee noted the comments received regarding the positioning, size and distance, impact on natural day light and effects on

	wildlife. However the Committee had no issues with the application.
0167	SUPPORT – WSM TC – The Committee noted their disappointed regarding the loss of another retail unit in this area, however supported the application.
0605	SUPPORT – WSM TC – The Committee welcomed the application.
0616	SUPPORT – WSM TC - The Committee noted that the area already had a mix of living accommodation and retail.
0702	SUPPORT – WSM TC – The Committee supported this application on the proviso that this would be integral to the main property and not sold as a separate dwelling.
0713	<p>OBJECT – WSM TC –The Committee objected to this application on the following material planning grounds:</p> <p>Failure to Address Previous Refusal / Misuse of S73 The proposed amendments materially alter the layout, scale and design of the development and fail to overcome the previous reason for refusal relating to inadequate welfare facilities. As established in Finney v Welsh Ministers [2019], Section 73 cannot be used to fundamentally alter a scheme. The application should therefore be assessed as a new proposal and refused.</p> <p>Substandard Living Conditions The proposal failed to demonstrate adequate kitchen, bathroom and communal facilities for up to 8 occupants, resulting in poor residential amenity. This conflicted with: NPPF (2024) paras 135(f) and 130 (high standard of amenity), North Somerset Sites and Policies Plan Part 1 – Policy DM32 (residential amenity), Core Strategy Policy CS12 (high-quality design and living conditions).</p> <p>Overdevelopment and Poor Design The intensity of occupation and constrained layout represent overdevelopment of the site.</p> <p>The application did not adequately demonstrate that the revisions improve the scheme or bring it into compliance with the development plan. The fundamental issues of scale, layout and amenity remain unresolved.</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.

407 ENVIRONMENTAL

Roadmap to Zero

a) Community Fridge

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

RESOLVED: That the Community Fridge report be received and noted.

There being no further business the Chair closed the meeting at 8.08 pm.

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

Applications Registered, Listed by Parish/Town Council

From: 20 April 2026 - 26 April 2026

Date Sent: 27 April 2026

21 day period ends: 19 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

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/0738/FUL	Land SW Of Roundabout At The Runway And Winterstoke Road Weston-super-Mare BS24 9AA Grid Ref: E 334687 N 160095	Erection of a micro energy storage battery box	Niloofar Abolfazlzadeh	11 June 2026
Weston-super-Mare	26/P/0751/FUL	Land Rear Of 14 George Street Weston-super-Mare Grid Ref: E 332455 N 161308	Demolition of outbuilding. Erection of 1no. detached dwelling with access from Little George Street	Nick Manley	11 June 2026
Weston-super-Mare	26/P/0766/FUL	11 Hill Road Weston-super-Mare BS23 2RX Grid Ref: E 332720 N 161554	Change of use from single dwellinghouse (Use Class C3) to short-term serviced accommodation (holiday lettings), with associated internal alterations, demolition of existing rear extension, and external works.	Nick Manley	2 June 2026
Weston-super-Mare	26/P/0781/LDP	Castle Batch Primary Rawlins Avenue Weston-super-Mare BS22 7FN Grid Ref: E 336394 N 163997	Certificate of lawful development to replace the existing single glazed atrium roof with a new standing seam roof incorporating rooflights.	Niloofar Abolfazlzadeh	5 June 2026

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	26/P/0790/TRCA	Ground Floor Flat 20 Severn Road Weston-super-Mare BS23 1DN Grid Ref: E 331890 N 160395	(T1) Japanese Spindle - rear garden - cut back to boundary due to damage to neighbour's shed	James McCarthy	26 May 2026
Weston-super-Mare	26/P/0816/FUH	6 Southfield Close Uphill Weston-super-Mare BS23 4XJ Grid Ref: E 331765 N 158542	Proposed erection of a first floor extension to provide usable upper-floor accommodation, together with a replacement conservatory following demolition of the existing conservatory.	Catherine Shuker	17 June 2026
Weston-super-Mare	26/P/0840/TRCA	3 Gerard Road Weston-super-Mare BS23 2RE Grid Ref: E 332494 N 161682	G1 - Mixed species, to include, Viburnum, Buddleia, Elder, Maple, Bay and Eleganus (not to include the Cypress) - clear to give 2m from rear boundary	James McCarthy	1 June 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, Listed by Parish/Town Council

From: 28 April 2026 - 4 May 2026

Date Sent: 5 May 2026

21 day period ends: 27 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

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/0833/FUL	Land On South Side Of Bransby Way West Of Herons Moor School Weston-super-Mare BS24 7BW Grid Ref: E 336395 N 161899	Construction of micro energy storage facility with installation of the battery containerised units and associated equipment alongside the construction of a new fence surrounding the Battery Box	Niloofar Abolfazlzadeh	24 June 2026
Weston-super-Mare	26/P/0858/NMA	101 Ebdon Road Weston-super-Mare BS22 6US Grid Ref: E 335762 N 163686	Non-Material Amendment to application 25/P/0984/FUL (Erection of 1no replacement dwelling (part retrospective)) to allow for alterations to proposed fenestration and removal of proposed steps.	Nick Manley	19 May 2026
Weston-super-Mare	26/P/0859/TRCA	49 South Road Weston-super-Mare BS23 2LX Grid Ref: E 331630 N 162376	T1- Monterey Cypress - fell to ground level (red dot). T2- Holly - fell to ground level (green dot).	James McCarthy	3 June 2026
Weston-super-Mare	26/P/0860/S73	Police Maintenance Depot Stuart Road Weston-super-Mare BS23 3XN Grid Ref: E 333480 N 160186	Section 73 application to vary condition 5 (surface water drainage works) attached to planning permission 25/P/1746/FUL (Erection of 39no. dwellings with associated roads and parking following demolition of existing buildings)	Emma Hawthorne	22 July 2026

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	26/P/0861/TRCA	7 Stafford Place Weston-super-Mare BS23 2QZ	T1: Reduce maple by 1.5m. T2-T3: Reduce pittisporum and red Robin by 1m.	James McCarthy	3 June 2026
		Grid Ref: E 332356 N 161781			

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: 4 May 2026 - 10 May 2026

Date Sent: 11 May 2026

21 day period ends: 2 June 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/0758/FUL	Land At Car Park Adjacent To Worle Moor Gate Weston-super-Mare Grid Ref: E 336578 N 162007	Provision of a substation, 2no. lighting columns and associated bollards to support a scheme for 6 no. electric vehicle charging spaces	Niloofar Abolfazlzadeh	2 July 2026
Weston-super-Mare	26/P/0871/FUL	8 Upper Church Road Weston-super-Mare BS23 2DT Grid Ref: E 331390 N 161987	Proposed change of use of existing Class E property to form 1no. self-contained flat including alterations to fenestration.	Annika Lepoittevin	19 June 2026
Weston-super-Mare	26/P/0890/AOC	147 Coleridge Road Weston-super-Mare BS23 3UN Grid Ref: E 333190 N 159369	Request to Discharge conditions 3 (Renewable Energy), 5 (Landscaping Scheme), 6 (Bike Parking) and 7 (Waste Collection) from application 25/P/1825/FUL.	Bryn Clare	23 June 2026
Weston-super-Mare	26/P/0905/TRCA	119 Church Road Worle Weston-super-Mare BS22 9EL Grid Ref: E 335368 N 162965	T1 - Eucalyptus remove and stump. T2 - Bay trim into shape. Removing up to 75cm of growth. T3 - Leylandii, 2.5 meter crown reduction T4 - Holm Oak, reduce to previous points, removing up to 1.5 meters of growth. T5 - Holly, reduce to previous points, removing up to 1.5 meters of growth.	James McCarthy	10 June 2026

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	26/P/0923/TRCA	16 Elmsleigh Road Weston-super-Mare BS23 4JN Grid Ref: E 331998 N 159638	T1 - Indian bean tree - Pollard to previous points, approximately 3 meters of growth to be removed.	James McCarthy	12 June 2026
Weston-super-Mare	26/P/0926/LDP	39 Trewartha Park Weston-super-Mare BS23 2RT Grid Ref: E 332552 N 161827	Certificate of lawful development for the proposed installation of solar photovoltaic (PV) panels on the West facing pitched roof slope and the smaller South facing pitched roof slope to the rear of the property.	Catherine Shuker	26 June 2026
Weston-super-Mare	26/P/0929/TEN	Pavement Of Annex 10 Belvedere Crescent Milton Weston-super-Mare Grid Ref: E 334114 N 162444	Notification under Regulation 5 of the Electronic Communications Code Regulations 2003 (as amended) of Intention to Install Fixed Line Broadband Apparatus comprising of 1no 8m light wooden pole. THIS IS NOT A PLANNING APPLICATION	Molly Willmot	29 May 2026
Weston-super-Mare	26/P/0949/HHPA	1 Almond Close Weston-super-Mare BS22 6RR Grid Ref: E 336160 N 162197	Prior approval request for the erection of a rear conservatory with a pitched roof that would 1) extend beyond the rear wall of the original house by 3.40 metres; 2) have a maximum height of 3.30 metres and 3) have eaves that are 2.25 metres high.		17 June 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, Listed by Parish/Town Council

From: 11 May 2026 - 17 May 2026

Date Sent: 18 May 2026

21 day period ends: 9 June 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/0710/FUL	32A Quantock Road Weston-super-Mare BS23 4DT Grid Ref: E 331832 N 159916	Proposed change of use and sub-division of existing bungalow (C3) to form 3no. Supported Housing apartments (C3(b)).	Annika Lepoittevin	7 July 2026
Weston-super-Mare	26/P/0909/FUH	15 Landseer Close Weston-super-Mare BS22 6UL Grid Ref: E 335866 N 163276	Proposed demolition of existing garage and subsequent erection of a single storey side/rear wraparound extension.	Harshali Pande	3 July 2026
Weston-super-Mare	26/P/0933/FUH	58 Brockley Crescent Weston-super-Mare BS24 9LG Grid Ref: E 332915 N 158358	Proposed replacement of front flat-roof with pitched roofing.	Charlotte Hughes	6 July 2026
Weston-super-Mare	26/P/0936/FUH	16 Uphill Park Homes Folly Lane Uphill Weston-super-Mare BS23 4TJ Grid Ref: E 332127 N 158196	Proposed creation of a side porch and front raised terrace with glass balustrade.	Marcus Henley	29 June 2026

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	26/P/0953/TEN	Pavement Outside Lingfield Lawrence Road Weston-super-Mare BS22 6TU Grid Ref: E 335461 N 162858	Notification under Regulation 5 of the Electronic Communications Code Regulations 2003 (as amended) of Intention to Install Fixed Line Broadband Apparatus comprising the installation of 1no. 11m light wooden pole. THIS IS NOT A PLANNING APPLICATION.	Molly Willmot	3 June 2026
Weston-super-Mare	26/P/0955/FUL	Unit 2 Initial House Langford Road Weston-super-Mare BS23 3PQ Grid Ref: E 333160 N 160965	Retrospective change of use of Unit 2 from B1 (Use Class E)/B8 storage for use as a garage service centre (Use Class B2).		2 July 2026
Weston-super-Mare	26/P/0960/TPO	79 Church Road Worle Weston-super-Mare BS22 9DP Grid Ref: E 335014 N 162848	T1 beach - crown lift up to 6m only pruning sublaterals both side. For clearance T2 plane - crown lift up to 6m only pruning sublaterals both side. For clearance. T3 lime - pollard back to previous pruning point (about 4m). To maintain as a pollard. G1 limes - crown lift up to 6m only pruning sublaterals both side. For clearance.	James McCarthy	9 July 2026
Weston-super-Mare	26/P/0962/TRCA	21 Ellenborough Crescent Weston-super-Mare Grid Ref: E 332149 N 160699	T1 bay - prune rear of tree back to boundary line and reduce top by up to a metre	James McCarthy	19 June 2026

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	26/P/0968/AOC	Police Maintenance Depot Stuart Road Weston-super-Mare BS23 3XN Grid Ref: E 333480 N 160186	Request to discharge condition 10 (Details/samples of the materials to be used externally in the development) on application 25/P/1746/FUL	Bryn Clare	3 July 2026
Weston-super-Mare	26/P/0983/TRCA	6 Charlton Road Weston-super-Mare BS23 4HQ Grid Ref: E 331862 N 159749	T1 - Birch - Crown reduce to previous points, removing up to 1.5 meters of growth. T2 - Rowan - Crown reduce to previous points, removing up to 1 meter of growth. T3 - Sweetgum - Crown reduce to previous points, removing up to 2 meters of growth.	James McCarthy	23 June 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.



WESTON-SUPER-MARE TOWN COUNCIL

Roadmap to Zero Monitoring Report Carbon Footprint Analysis

AGENDA ITEM 7

Document Title	Date of review	Version	Author	Reviewed by
Carbon Footprint and Energy Audit Part 1 – DRAFT	28/08/2020	v.01	Ian Byrne, Principal ibeccs Ltd	Climate Change Working Group
Carbon Footprint, Energy Audit and Road Map to Zero Carbon	06/11/2020	V1	Ian Byrne, Principal ibeccs Ltd	Climate Change Working Group
Roadmap to Zero 2022-2023 Year End Update	15/02/2023	V2	Climate and Community Development Officer	Climate Change Working Group
Roadmap to Zero November 2023 Update	06/11/2023	V3	Climate and Community Development Officer	Climate Change Working Group
Roadmap to Zero Progress Summary of Last 3 years	15/06/2024	V4	Senior Development Officer	Planning and Environment Committee June 2024
Roadmap to Zero – Data Analysis	07/10/2024	V5	Senior Development Officer	Planning and Environment Committee October 2024
Roadmap to Zero Summary of Reporting	20/08/2025	V6	Community Wellbeing Development Officer	Planning and Environment Committee August 2025
Roadmap to Zero – Carbon Footprint Analysis 2026	20/05/2026	V7	Senior Development Officer	Planning and Environment Committee May 2026

Date resolution made	September 2019
Resolution to	Town Council Meeting September 2019
Review cycle	Annually
Review date	May 2027

Planning and Environment Committee 27th May 2026
2026 Carbon Footprint Analysis Update
Report from the Senior Development Officer

1. Purpose and Background of Report

In September 2019, Weston-super-Mare Town Council declared a climate emergency, resolving the following:

“Weston Town Council (WTC) continues to build on its clear environmental agenda by joining with North Somerset Council (NSC) in declaring a Climate Emergency, with the aim of becoming Carbon neutral by 2030 and taking what actions it can to mitigate the effects:

As a result of this motion, the Climate Change Working Group was created and a consultant (IBECCS) was commissioned to create a Carbon Footprint report evaluating the impact of all council services and also provided a roadmap with recommendations for Town Council to make to achieve the goal of Net Zero by 2030.

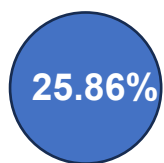
This report provides an update on Town Council progress, as of the end of 2025/26 financial year.

Carbon Footprint

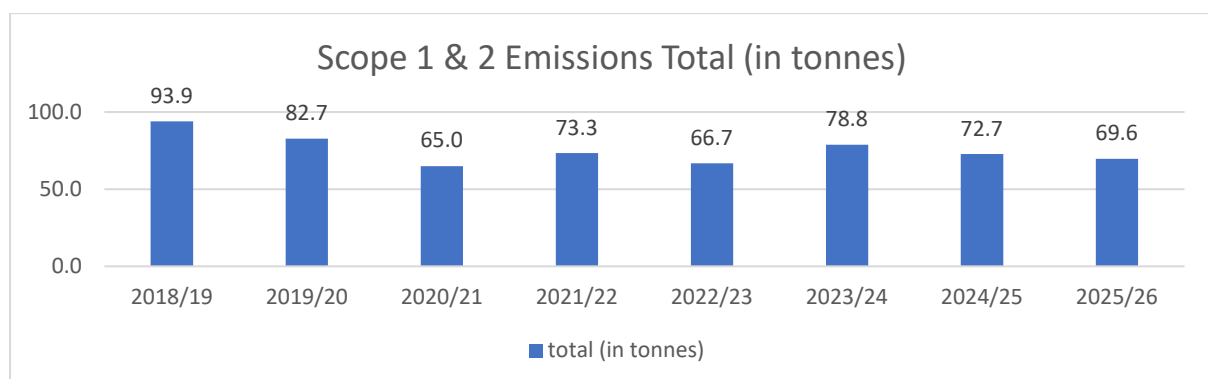
Weston Town Council’s carbon footprint is made up of **direct energy use** (known as Scope 1 and 2 emissions) and **indirect energy use** (known as Scope 3 emissions).

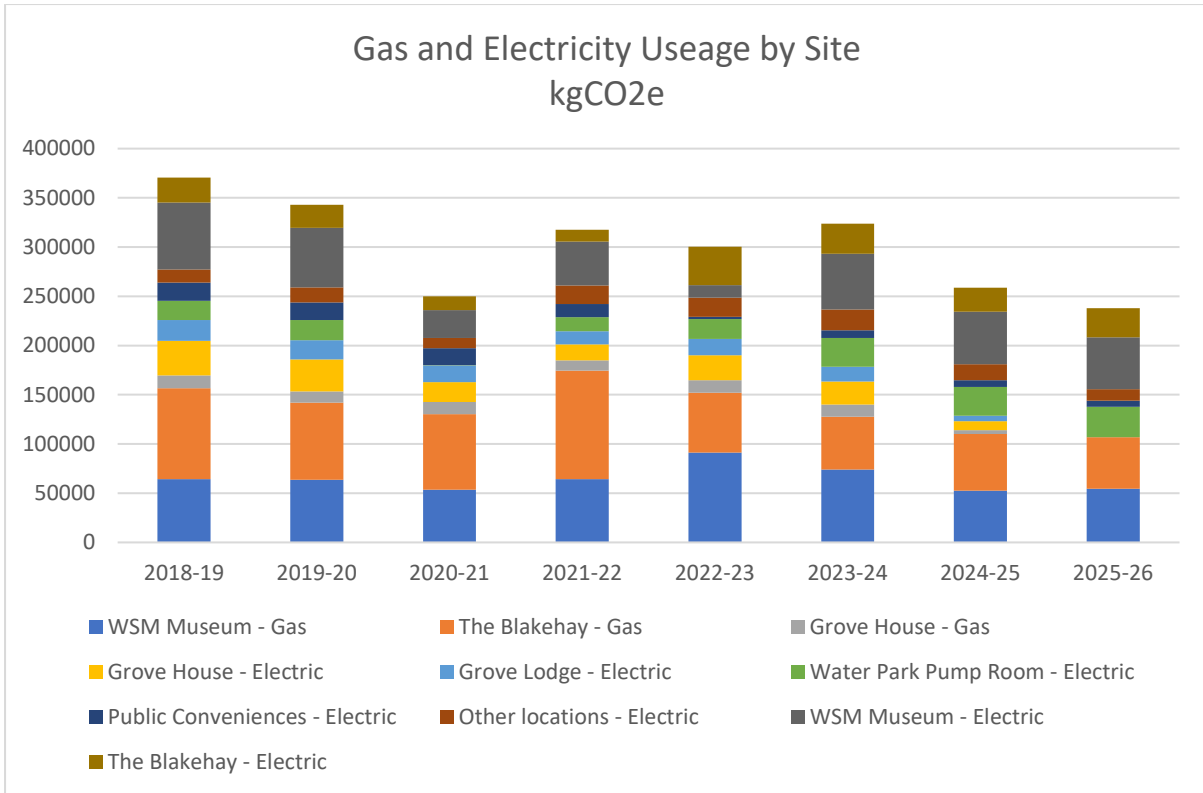
Our **direct energy** use comprises of:

- Electricity
- Gas
- Fuel (diesel, petrol)

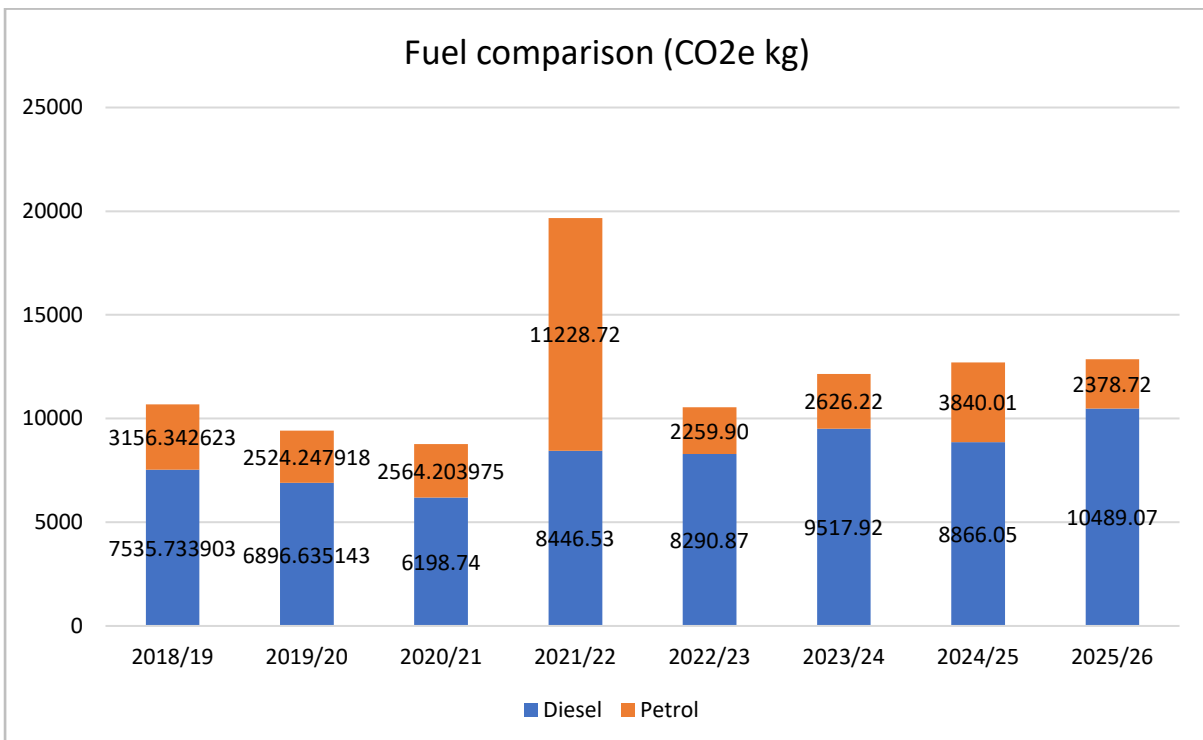


Our direct energy use has reduced from 93.80 tonnes of CO₂e* in 2018/19 (the first year of calculations) to 69.60 tonnes of CO₂e in 2025/26, a reduction of 25.86%





*Other locations include the electricity for Clarence Park Fountain, Fridge of Free Stuff, Welcome to Weston Signs, Charlie's clock, Christmas Lights, Cemetery Chapel and Clarke's Field Allotments.



There was a big decrease in electricity and gas during the COVID-19 outbreak when services were not operating as normal, but you will see from 2023/2024, numbers have started to decrease once again.

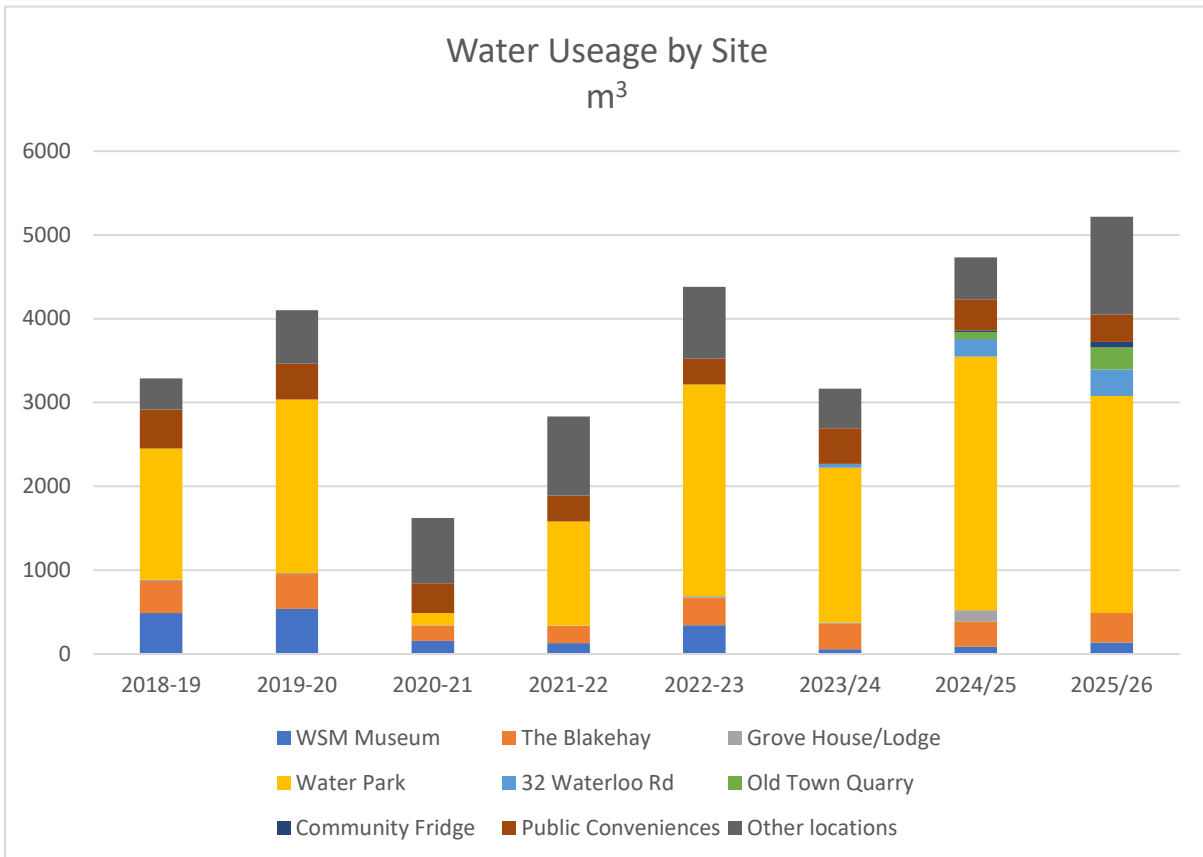
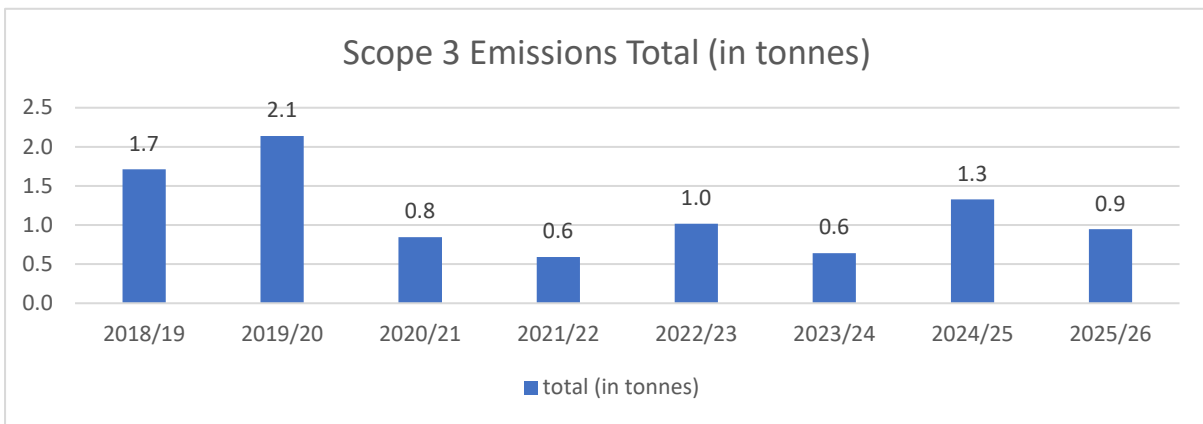
Our **indirect energy** use comprises of:

- Water supply and sewerage
- Homeworking
- Staff travel

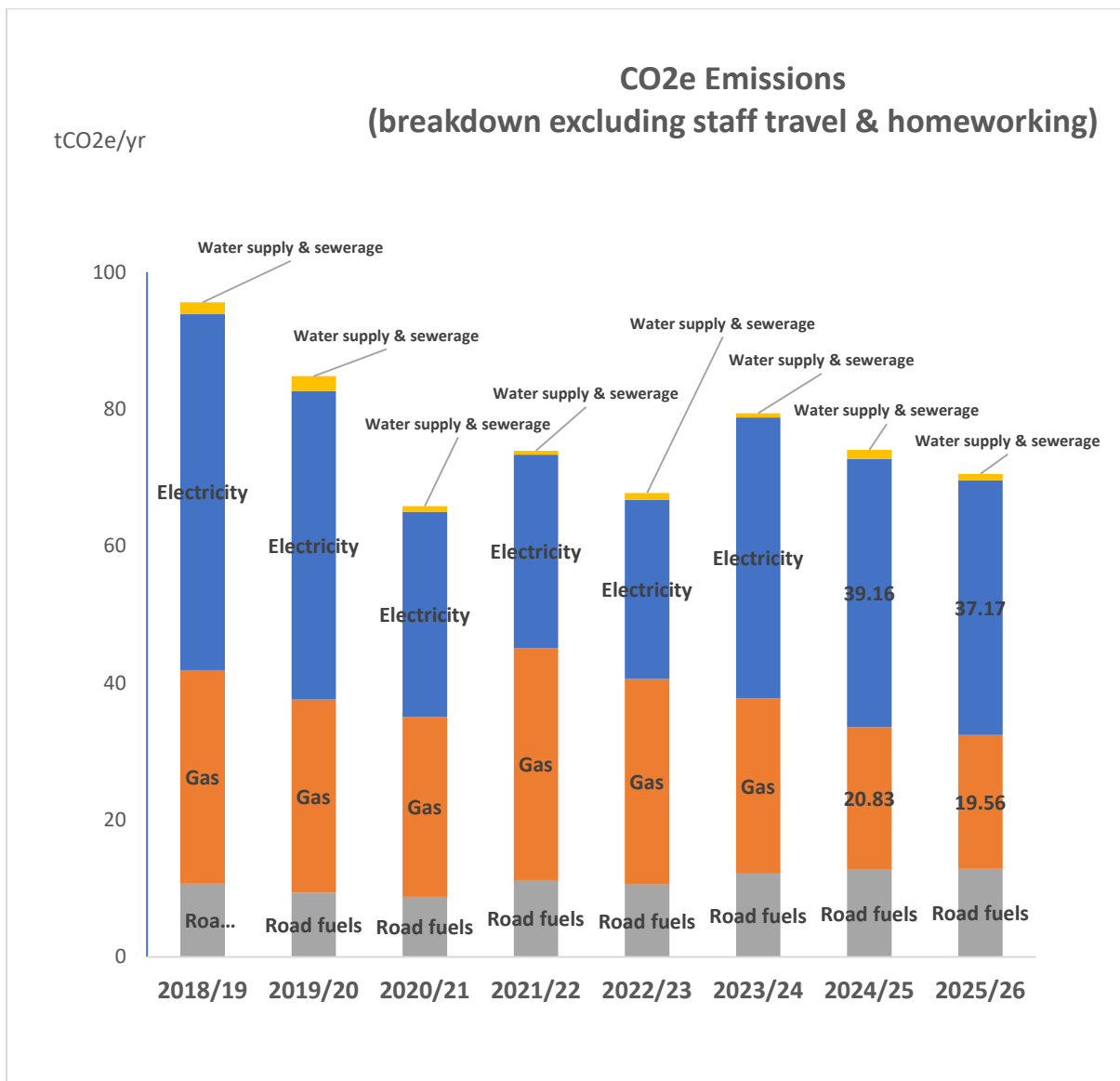
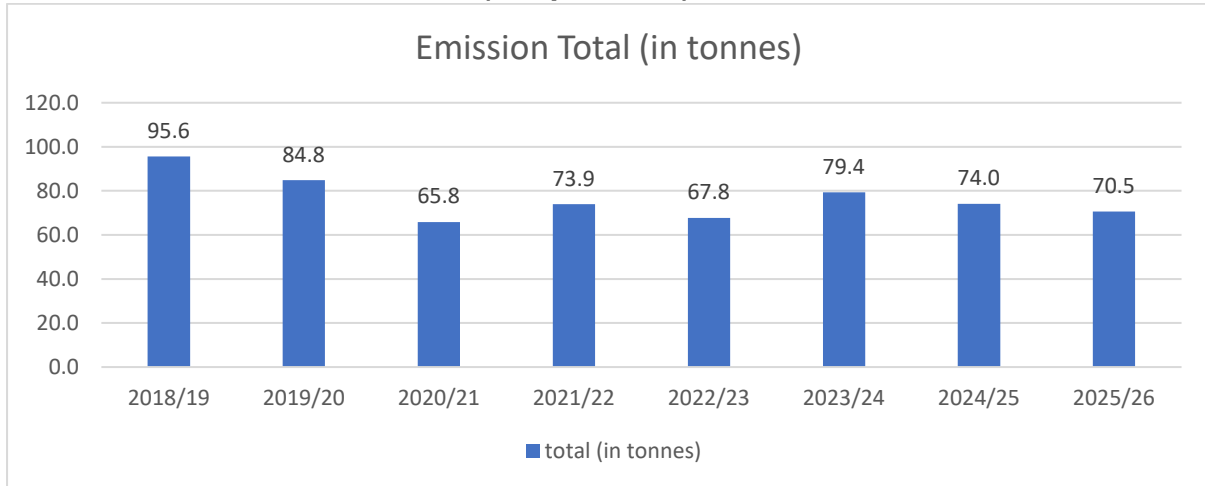
Currently, we do not have comparable data for homeworking and staff travel, so all indirect energy data will focus on water usage and sewerage only. We are currently running an up-to-date travel to work survey with data available from June 2026.

44.81%

Our water usage and sewerage levels have reduced from 1.71 tonnes in 2018/19 (the first year of calculations) to 0.95 tonnes in 2025/26, a reduction of 44.81%



Total Town Council Emissions (Scope 1,2&3)



Carbon Insetting/Offsetting

In an effort to reach our target of carbon neutral by 2030, the council has several projects which aim to offset/inset our emissions.

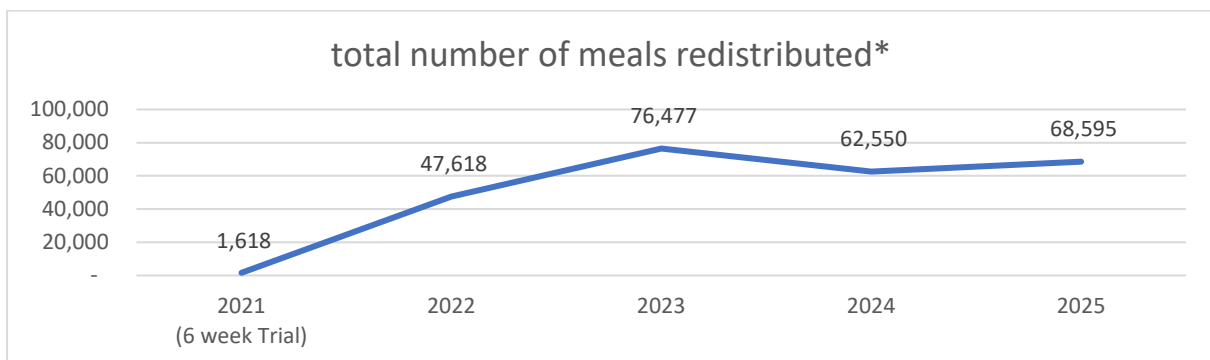
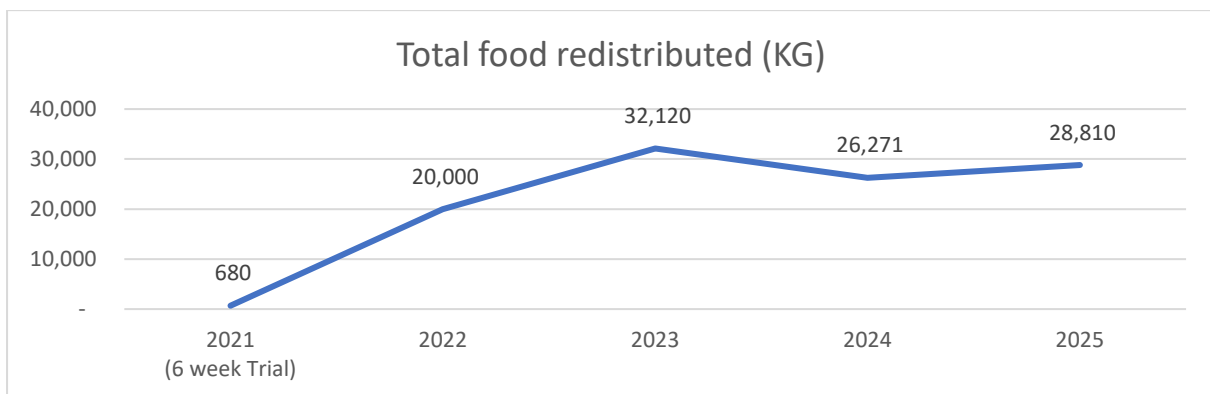
1. Community Fridge

After an initial 6-week trial, The Fridge of Free Stuff was fully opened in January 2022 within the Sovereign Centre, with the aim of reducing food waste. The project has been measured since opening through collection of monthly data. Given the fridge opened in a January, the data collection is done in calendar years instead of financial years.

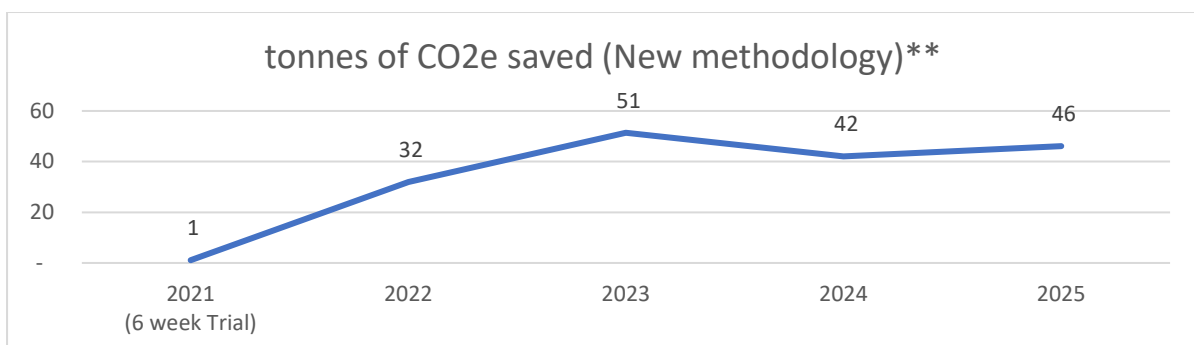
Data collected across 2025 demonstrates the following:

- **28,810kg** of food redistributed from January 2025 – December 2026
- **46 tonnes CO2e** – the equivalent of carbon dioxide saved from going to waste and potentially generating more emissions when entering landfill.

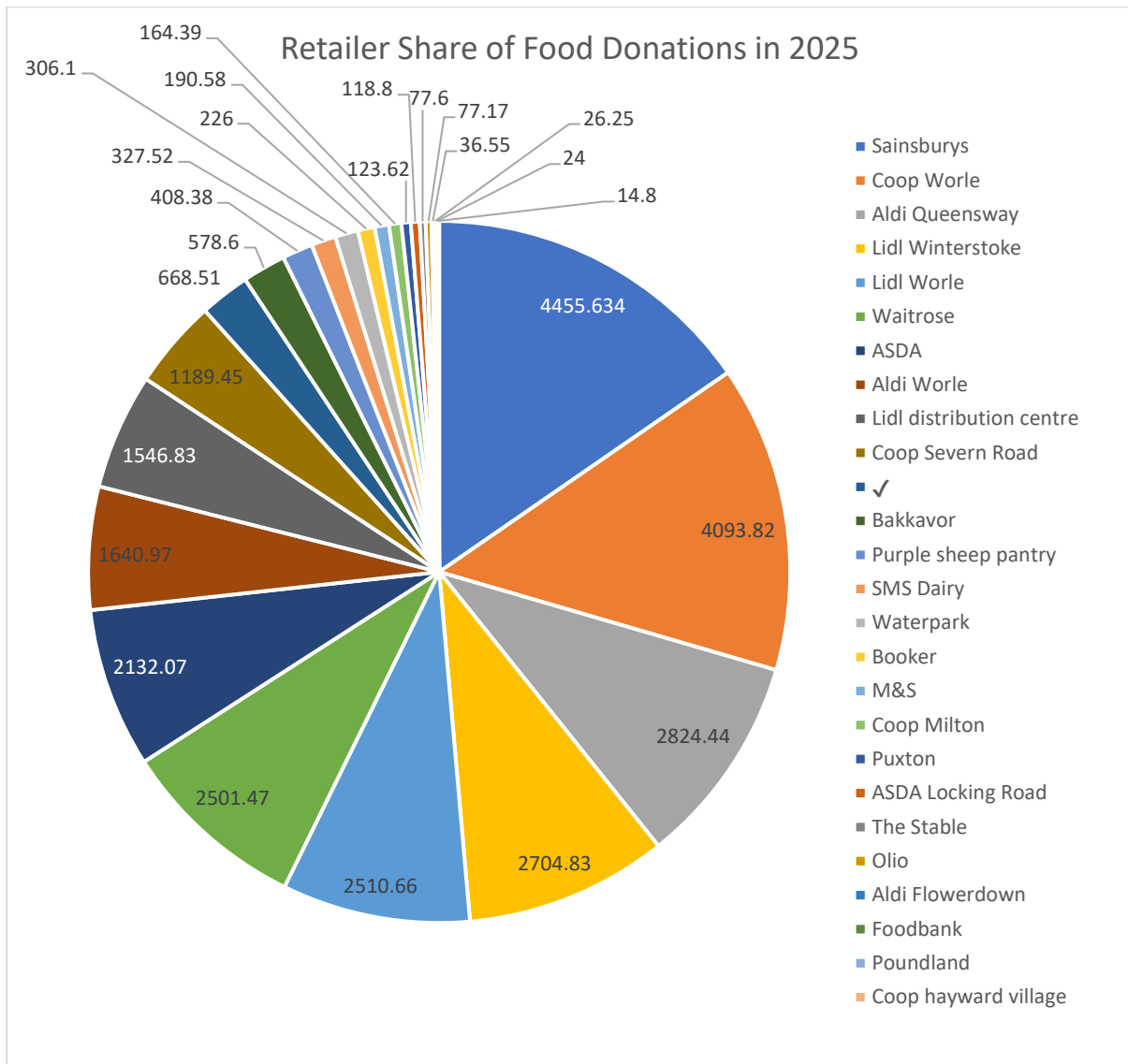
As a further breakdown across the community fridge’s operation:



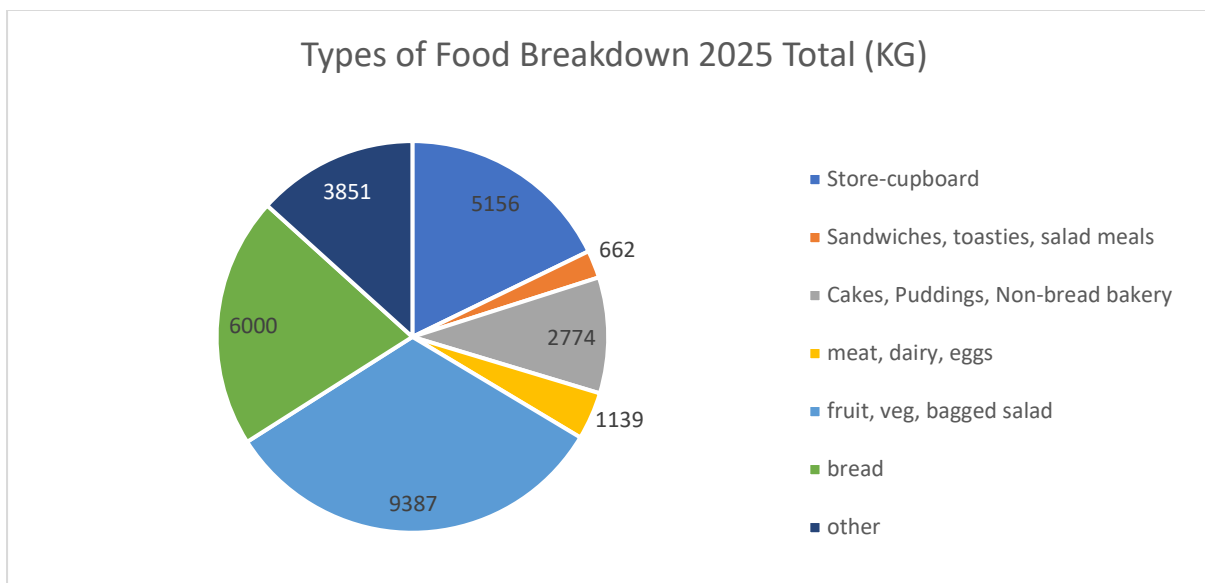
*WRAP has recommended the use of 420g as a guide for the ‘average’ meal size



**Using FareShare data (changed methodology) 1 tonne food waste=1.6 tonne CO2e



✓ = donation (this could have been from the public or other organisations)



The largest percentage of food collected was fruit, vegetables and bagged salad. This shows that efforts to reduce food waste has led to a positive impact on healthy eating, saving and providing over 9.3 tonnes to the public.

Whilst measuring the values throughout the year, we run a year end projection based on initially the first quarter, and then the first half of the year. The first half of 2025 the projection (based on average) was 25,508kg of food redistributed. This was exceeded by more than 3,000kg.

Based on the first four months of 2026, the current projected value of food redistributed by the end of the year is 35,379kg. When compared with the first four months of 2025, the fridge has already redistributed 3,000kg in 2026.

2. Community Tree Nursery

WeSEE Trees Community Tree Nursery is run by volunteers and supported through land leasing by the Town Council. The tree nursery allows for trees to be locally sourced and grown from seed directly by the community, providing young trees for planting by North Somerset Council, Town Council, community sites and households across Weston-super-Mare.

3. Green Infrastructure Strategy

Weston-super-Mare Town Council has a green infrastructure strategy which is overseen by our Arboriculture Consultant, Jack Pine Ltd.

4. Weston Tree and Plant Group

Meeting on a bimonthly basis, this group now stands at 210 members, with at least 25 regular attendees at meeting, is bringing together members of the public, groups and organisations to discuss planting initiatives for the town. Attended by both North Somerset Council and Weston Town Council representatives. This meeting is chaired by the community, with the new chair being one of the direct contributors to the Community Tree Nursery.

5. Tree Stock

Weston-super-Mare Town Council's tree stock is managed and maintained via our Arboricultural Consultant, Jack Pine Ltd.

Future Planning

A full and comprehensive analysis of our carbon footprint is monitored by the Development Team on a monthly basis. Our Arboriculture Consultant, Steve Clark, will continue work to attribute a carbon inset value to work carried out through Town Council operations and project work.

NB. 'Carbon Insetting' is the implementation of nature-based solutions such as reforestation, and renewable energy provision. Put simply in reference to Town Council activities, it is a value attributed to actions taken such as tree planting and saving food.

Headlines

With the move of the Town Council's main offices from Grove House and Grove Lodge to 32 Waterloo Street, the emissions attributed to these sites are no longer monitored as we no longer have access to this data. Whilst it is noted that the Blakehay Theatre

is now run through devolved management, the utility usage is still available and will continue to be monitored.

The change in HQ location resulted in a 22.7% increase in utility usage, but it must be noted that this is usage for the whole building and would therefore include the NSC CCTV monitoring station and the BID office. In recognition of the additional strain on utilities, the CCTV office is now separately metred so it is possible to attribute the value of CO2e they are responsible for. This will be monitored moving forward to give a more realistic value attributed to the Town Council specifically.

The Town Council now only has two sites powered by gas, Weston Museum and the Blakehay Theatre, resulting in a 6.1% reduction from 2024/2025 to 2025/2026, and a 37% reduction since 2018/2019.

Recommended focus for 2026/27 and beyond

Road Fuels

Conversations around the location of the Grounds Team as well as devolution could open the potential discussion of the use of HVO (Hydrotreated Vegetable Oil) to power our diesel vehicles. HVO is currently used to power the Ransome, but it is not currently feasible to use across the fleet due to the cost in small quantities against bulk buying. In most situations where HVO is the primary fuel source, a tank is required to make it more cost effective. Some headlines regarding the benefits of HVO use:

- 90% reduction in fuel emissions
- No Engine Modifications: HVO is chemically near-identical to standard diesel and is approved by most major van manufacturers (including Ford, Vauxhall, and Mercedes-Benz). Manufacturer warranties remain unaffected.
- No Driver Disruption: The team can refuel exactly as they normally do, and can even mix HVO with existing diesel in the tank.
- Better for Engines: HVO is a cleaner-burning fuel, which helps keep particulate filters and engine components free of soot and prolongs engine oil life.
- Superior Storage: Standard diesel goes bad after about a year, whereas HVO has a shelf life of up to 10 years, making it incredibly stable for bulk storage
- Cost Factor: HVO is typically more expensive to purchase than fossil diesel (usually around 10-15% more). However, it is often the case that this premium is offset by a reduced environmental impact, streamlined carbon reporting, and lower engine maintenance costs.

2. Members are recommended to:

Note the Carbon Footprint analysis update.

Molly Matthews

Senior Development Officer

Drafted 20/05/2026