



WESTON-SUPER-MARE TOWN COUNCIL

**WESTON-SUPER-MARE TOWN COUNCIL
MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE
HELD AT 32, WATERLOO STREET, ON
WEDNESDAY 19th August 2026**

Meeting Commenced: 7.00 pm

Meeting Concluded: 8.24 pm

PRESENT: Councillors Caroline Reynolds (C), Ray Armstrong, John Carson, Peter Crew, Ciaran Cronnelly, Justyna Pecak-Michalowicz, Marcia Pepperall and Richard Tucker.

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

91	Apologies for Absence and Notification of Substitution Apologies for absence were received from Councillor Tim Taylor with no substitution.
92	Declarations of Interest Councillor Caroline Reynolds declared a non-pecuniary interest as a School Governor at Walliscote Primary School regarding planning application 1561. Councillor Ciaran Cronnelly declared a pecuniary interest as a Director of Alliance Homes regarding planning application 1596 and would leave the room when this application was discussed.
93	Minutes of the previous Planning and Environment Committee Meeting held on 24th June 2026. The minutes from the previous meeting held on 24th June 2026 had been previously circulated. PROPOSED BY: Councillor Ray Armstrong SECONDED BY: Councillor Ciaran Cronnelly A vote was taken and accordingly it was carried. RESOLVED: That the minutes of 24th June 2026 be approved and signed by the Chair Notes of the previous Planning and Environment Inquorate Meeting held on 22nd July 2026. The notes had been previously circulated.

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The notes had been previously circulated.

RESOLVED: That the Notes of the Inquorate Meeting held on 22nd July 2026 be received and noted.

PLANNING

94 Matters for Consideration – There were none received.

Matter for Noting – Which were previously circulated for information.

a) How Somerset should look in future

- **Scope of the Somerset Local Plan**
- **Local Plan Engagement Plan**
- **Local Plan Vision and Outcomes**

RESOLVED: Noted.

b) Planning appeal – 26/P/0751/FUL Land Rear of 14, George St, WsM

RESOLVED: Noted.

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) 13th July to 19th July 2026**
- b) 20th July to 26th July 2026**
- c) 27th July to 2nd August 2026**
- d) 3rd August to 9th August 2026**

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

<i>Application Number</i>	<i>Comments</i>
1371	SUPPORT - WSM TC – The Committee were satisfied that the neighbouring property would not be overlooked and therefore supported this application.
1401	SUPPORT - WSM TC – The Committee had no concerns as long as the bedroom met minimum size requirements and supported this application.
1422	SUPPORT - WSM TC – The Committee noted this was an amendment to the materials being used and therefore supported.
1436	SUPPORT - WSM TC – The Committee were satisfied with the application and therefore supported.

1451	SUPPORT - WSM TC – The Committed noted that the application was due to a modification between Live West and Persimmon Homes defining the percentages and removing one affordable house from the existing application. The Committee were in support as long as it did not affect 106 funding.
1207	SUPPORT - WSM TC – The Committee were satisfied that the application was linked to the main building and therefore were in support.
1320	SUPPORT - WSM TC – The Committee were in support and appreciated the improvement.
1428	SUPPORT - WSM TC – The Committee were happy to support this application.
1373	SUPPORT - WSM TC – The Committee were satisfied that this was outside the conservation area and were therefore happy to support.
1486	SUPPORT - WSM TC – The Committee were happy to support noting that this was a big improvement.
1522	NEUTRAL - WSM TC – The Committee felt that the consent from the building owner had not been sought and were concerned regarding the accessibility of the application and were therefore neutral.
1523	OBJECT - WSM TC – The Committed upheld the objections received and refused the application based on the impact on the residential amenity (noise).
1531	SUPPORT - WSM TC – The Committee noted that the application had already been determined in advance of the target date (which was 16/9/26) and therefore supported.
1546	SUPPORT - WSM TC – The Committee were happy to support this application.
1558	SUPPORT - WSM TC – The Committee were satisfied that the neighbouring property would not be overlooked and therefore supported this application.
1510	SUPPORT - WSM TC - The Committee were happy to support this application subject to concerns raised regarding the relocation of the recycling provision and all three jetwash points being undercover to minimise the effects on pedestrians.
1561	SUPPORT - WSM TC – The Committee were in support of the application and recommended urgent action.
1566	SUPPORT - WSM TC – The Committee were satisfied with the application and therefore supported.
1596	SUPPORT - WSM TC – The Committee were in support of the application if prior approval was needed.

RESOLVED: That the Town Council's comments on planning applications discussed be directly uploaded to the 'Uniform' website as part of the system of work requirement by North Somerset Council. This information would also be reflected on the Town Council's website with hyperlink back to North Somerset Council's website for referral purposes

	ENVIRONMENTAL
95	Roadmap to Zero Monitoring Report Carbon Footprint Analysis The report of the Senior Development Officer had been previously circulated which gave a quarterly update on the Town Council's carbon footprint. It was noted that at this point (Q1) it was confirmed there was nothing stand out in the statistics when compared with previous years. The Committee discussed the fuel used for the mower and sought clarification as to why diesel was being used when the Committee had previously approved the use of HVO fuel. This would be clarified and communicated the Committee by Officers. RESOLVED: That the Roadmap to Zero Monitoring Carbon Footprint Analysis report be received and noted, thanking the Senior Development Officer for the useful report.
96	Arboricultural Report The report of the Arboricultural Consultant had been previously circulated. The Maltlands and St Colonel Stephen's Way were identified as places of interest for potential tree planting. Haywood Village was identified as an area with a low tree canopy and should be considered as a future area for tree planting when transferred to North Somerset Council. RESOLVED: That the Arboricultural Report be received and noted and that the areas identified be reported to the next Tree and Plant Group Meeting.
97	Environment Budget Financial Monitoring of the Environment Budget The Financial budget sheet 2026-2027 year to date expenditure – report on F&GP had been previously circulated together with the Roadmap to Zero budget allocation report from the Community Wellbeing Development Officer. The purpose for the reports was to update the Committee on the current financial position of the environmental budget for 2026-2027 and provide direction regarding Roadmap to Zero budget. The Committee: - discussed the budget allocation for Environmental and community projects, including potential support for Scrapstore and Growing @ Grove Park. It was noted that there was currently limited capacity to provide a full year's progress update against the roadmap. - considered retaining the existing Net Zero budget while allocating a proportion of the available funding to other suitable projects. It was noted that only approximately 4% of the budget had been spent, with around £44,000 still available. It was agreed to bring forward further ideas and proposals for consideration at the next meeting. - The potential inclusion of additional tree planting as part of devolution was also discussed, including the possibility of planting trees along pathways. It was agreed that a future agenda item regarding a change of Terms of Reference should be included to consider and recommend any changes to the way the Environmental budget was allocated and spent. RESOLVED: That;

	1. That the Financial monitoring budget sheet and Road Map to Zero budget report be noted. 2. The Environmental budget be deferred to the next meeting to allow ideas and proposals for consideration.
98	Community Scrapstore The draft minutes of the Grants & Governance Sub-Committee had previously been circulated. The Committee noted the resolution at Minute No. 90.1.3, as follows: 1. To award Community Scrapstore NS £1,000 from the Small and Voluntary Grants Budget. 2. To recommend to the Finance and General Purpose Committee that further consideration be given to supporting the request for an additional £4,000. The Committee was advised that the additional £4,000 could potentially be funded from the Environmental Budget. The matter had therefore been brought before the Committee to seek its endorsement of the proposed expenditure. PROPOSED BY: Councillor Peter Crew SECONDED BY: Councillor Ciaran Cronnelly A vote was taken and the proposal was carried. RESOLVED: That the Committee endorsed the allocation of £4,000 from the Environmental Budget in support of the Community Scrapstore grant application.
	There being no further business the Chair closed the meeting at 8.24pm. Signed.....Dated Chair of the Planning and Environment Committee

Applications Registered by Parish/Town Council

From: 10 August 2026 - 16 August 2026

Date Sent: 17 August 2026

21 day period ends: 8 September 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 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/0390/TRCA	33 Clarence Road North Weston-super-Mare BS23 4AW Grid Ref: E 332156 N 160284	T1 apple - prune back to boundary up to 1m. T2 apple - prune by up to 1m. T3 birch - reduce crown by up to 1.5m	James McCarthy	22 September 2026
Weston-super-Mare	26/P/1528/TRCA	22 Grove Park Road Weston-super-Mare BS23 2LN Grid Ref: E 331933 N 162242	Removal of Holm Oak located in the front garden area of 22 Grove Park Road	James McCarthy	3 September 2026
Weston-super-Mare	26/P/1556/TRCA	2 Tudor Lodge Court 23A Uphill Road North Weston-super-Mare BS23 4NG Grid Ref: E 331774 N 159585	Strawberry Tree- within neighbouring prpperty - cut back to boundary line.	James McCarthy	9 September 2026
Weston-super-Mare	26/P/1574/TRCA	15 Kew Road Weston-super-Mare BS23 2NR Grid Ref: E 332279 N 162248	T1 - Pittosporum - Remove to ground level - The tree is surrounded by the neighbors bay tree which provides most of amenity value to Kew road. T2 - Pittosporum - Remove ivy and reshape crown reducing up to 1 meter of growth. T3 - Holm oak - 1.5 - 2 meter end weight reduction from lateral branches.	James McCarthy	9 September 2026

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	26/P/1576/TRCA	13 Kew Road Weston-super-Mare BS23 2NR Grid Ref: E 332266 N 162228	G1 - Bay - Reduce height by 2.5 - 3 meters.	James McCarthy	10 September 2026
Weston-super-Mare	26/P/1604/FUL	Unit 4, Initial House Langford Road Weston-super-Mare BS23 3PQ Grid Ref: E 333174 N 160960	Retrospective change of use of Unit 4 from Use Class E (formerly Use Class B1(c) Industrial processes) for use as a garage service centre (Use Class B2)	Nick Manley	29 September 2026
Weston-super-Mare	26/P/1619/FUH	47 Worlebury Hill Road Weston-super-Mare BS22 9SP Grid Ref: E 333627 N 162827	Demolition of existing garage and rear conservatory and proposed erection of a single storey side and rear extension. Erection of new dormers to the South-East and the North-West elevations and alterations to the existing 2no. dormers.		30 September 2026
Weston-super-Mare	26/P/1627/FUH	Manor Farm Uphill Road South Uphill Weston-super-Mare BS23 4TU Grid Ref: E 332266 N 158297	Infilling of pedestrian gate, construction of new stone pillars with installation of replacement timber gates, and construction of oak-framed car port.		1 October 2026

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	26/P/1628/LBC	Manor Farm Uphill Road South Uphill Weston-super-Mare BS23 4TU Grid Ref: E 332266 N 158297	Listed building consent for infilling of pedestrian gate, construction of new stone pillars with installation of replacement timber gates, and construction of oak-framed car port.		1 October 2026
Weston-super-Mare	26/P/1649/TRCA	8 Cecil Road Weston-super-Mare BS23 2NQ Grid Ref: E 332210 N 162243	Eucalyptus - rear garden - fell to ground level	James McCarthy	22 September 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: 17 August 2026 - 23 August 2026

Date Sent: 24 August 2026

21 day period ends: 15 September 2026

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Weston-super-Mare	26/P/1516/FUL	29 Coombe Road Weston-super-Mare BS23 2QR Grid Ref: E 332253 N 162077	Removal of front retaining wall and excavation of front patio area to road level. Build in garages with internal access to new patio and reinstate perimeter wall and fence to original design.		9 October 2026
Weston-super-Mare	26/P/1667/FUL	45A Charlton Road Weston-super-Mare BS23 4HG Grid Ref: E 331993 N 159797	Proposed loft conversion including the installation of front and rear rooflights.	Molly Willmot	7 October 2026

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From: 24 August 2026 - 30 August 2026

Date Sent: 1 September 2026

21 day period ends: 23 September 2026

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Weston-super-Mare	26/P/1077/FUL	Land Off Appledore Weston-super-Mare Grid Ref: E 335885 N 162850	Proposed erection of 1no. single-storey detached dwelling.		19 October 2026
Weston-super-Mare	26/P/1603/ADV	Morrisons Petrol Filling Station Worle Moor Gate Weston-super-Mare Grid Ref: E 336611 N 161972	Erection of 2no. internally illuminated free-standing advertising displays (Panel 1 - 2.4m high, Panel 2 - 2.98m high))	Marcus Henley	16 October 2026
Weston-super-Mare	26/P/1671/TRCA	20 Clarence Grove Road Weston-super-Mare BS23 4AQ Grid Ref: E 332158 N 160111	T1 holly - reduce holly in rear garden down by 50% (3m)	James McCarthy	25 September 2026
Weston-super-Mare	26/P/1687/FUH	26 Totterdown Road Weston-super-Mare BS23 4LN Grid Ref: E 332534 N 159608	Demolition of the existing single storey rear element and proposed erection of a replacement single storey rear extension and associated internal and external alterations, to include an air source heat pump and replacement windows and doors.	Catherine Shuker	12 October 2026

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	26/P/1690/TRCA	128 Church Road Worle Weston-super-Mare BS22 9EP Grid Ref: E 335461 N 162952	Horse Chesnut tree in drive, pollarding back to the 'knuckles'	James McCarthy	8 October 2026
Weston-super-Mare	26/P/1691/TRCA	28 Elmsleigh Road Weston-super-Mare BS23 4JN Grid Ref: E 332086 N 159620	T1 Reduce eucalyptus by 2m in height and reshape. T2 Prune cherry tree by 1m.	James McCarthy	28 September 2026
Weston-super-Mare	26/P/1761/TEN	Pavement Outside 17 Orchard Street Weston-super-Mare BS23 1RG Grid Ref: E 332117 N 161442	Notification under Regulation 5 of the Electronic Communication Code Regulations 2003 of the intention to install fixed line broadband apparatus comprising of a 9m medium wooden pole. THIS IS NOT A PLANNING APPLICATION	Molly Willmot	21 September 2026

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/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: 31 August 2026 - 6 September 2026

Date Sent: 7 September 2026

21 day period ends: 28 September 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 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/1545/FUL	47 Bristol Road Lower Weston-super-Mare BS23 2PX Grid Ref: E 332286 N 162187	Proposed removal of the existing conservatory roof and replace with a new insulated flat roof with the introduction of a parapet wall and a rendered wall to match the existing. Replacement of the existing uPVC conservatory windows with sash windows.	Catherine Shuker	27 October 2026
Weston-super-Mare	26/P/1684/FUL	3 Beach Road Weston-super-Mare BS23 1AS Grid Ref: E 331829 N 161334	Proposed installation of a new ATM with associated camera and light within new composite panelling.	Niloofar Abolfazlzadeh	27 October 2026
Weston-super-Mare	26/P/1685/ADV	3 Beach Road Weston-super-Mare BS23 1AS Grid Ref: E 331829 N 161334	Advertisement consent for the installation of 1no. internally illuminated fascia, 4no. non illuminated blue fascia, 1no. Projecting sign, 1no. internally applied vinyl, 1no. internally applied store directory and 1no. 5mm ATM Dibond panel.	Niloofar Abolfazlzadeh	27 October 2026

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	26/P/1735/NMA	Weston Airfield Phase 2 Primary School Land South Of The Runway Haywood Village Weston-super-Mare Grid Ref: E 334879 N 160120	Non-material amendment to application 23/P/1669/RM (Reserved matters for appearance, landscaping, access, layout and scale for the erection of a 630 primary school (Use Class F1) comprising 21 indoor classrooms and a 103 place nursery (Use Class E(f)); staff, kitchen facilities and school sports facilities comprising 2 no hard courts/play areas; 1 no 5 a side mini soccer pitch; 1 no 7 a side mini soccer pitch and 1 no 9 a side youth football pitch. Additionally, a Community hub (Use Class F2) comprising of studios and changing room facilities; 4 no community pitches (one no. floodlit); 1 no 9 a side youth football pitch; 1 no floodlit artificial grass pitch, and 1 no community use MUGA along with associated landscaping, engineering works and infrastructure pursuant to outline planning permission 12/P/1510/OT2.) to allow for alteration to approved fencing and boundary treatments.	Lee Bowering	18 September 2026
Weston-super-Mare	26/P/1755/AOC	Weston-super-Mare Railway Station Station Road Weston-super-Mare BS23 1XY Grid Ref: E 332386 N 161048	Request to discharge condition 4 (Walling and Roofing Samples) on application 24/P/1307/LBC.	Bryn Clare	20 October 2026

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	26/P/1757/TRCA	Flat 1 16 Hans Price Close Weston-super-Mare BS23 1NG Grid Ref: E 332297 N 161625	T1: Reduce silver birch by 1m and crown raise to 3m	James McCarthy	8 October 2026
Weston-super-Mare	26/P/1768/LBC	Weston-super-Mare Railway Station Station Road Weston-super-Mare BS23 1XY Grid Ref: E 332386 N 161048	Listed Building Consent for the modification and enhancement of the existing public address and passenger information telecommunications.		22 October 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
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Planning & Environment Committee - 16th September 2026

Environmental Programme and Budget - 2026/27 and Forward Planning for 2027/28

Report from the Chief Executive Officer / Town Clerk

1. Purpose and Background of Report

The purpose of this report is to bring together the Environmental/Climate budget monitoring and Roadmap to Zero matters previously presented to the Committee in August 2026, and to seek Member direction and action.

The Council approved an Environmental/Climate revenue budget of £46,125 for 2026/27. The August monitoring report identified projects already underway, projects being assessed for progression, and projects requiring further Member guidance. Members were advised that costs relating to projects already approved or progressing would continue to filter through the budget during the remainder of the financial year and should therefore be regarded as potentially committed.

The broad allocations identified within the budget include £10,000 for tree planting/purchase of trees, £5,000 Community Fridge support, £16,000 solar provision for Weston Museum, and provision associated with environmental/Roadmap to Zero activity.

Members are therefore asked to distinguish between the accounting balance currently showing as unspent and funding which is genuinely available for a new purpose. Approximately £10,000 remains without a fully defined allocation or project and requires Member direction.

The Council has an established commitment to addressing climate change. Its published Climate Commitment states that its objective is to be Carbon Neutral by 2030 or sooner. The Town Council Strategy 2020-2030 also embeds this ambition and refers to reviewing the commissioned Roadmap to Zero and identifying further practical changes.

The current Roadmap is based on a carbon footprint review undertaken in 2020. Since then, the Council has made considerable progress and its asset portfolio has changed materially, including the acquisition/use of 32 Waterloo Street and the Old Town Quarry, the subletting of Grove House and Grove Lodge, and continuing asset changes arising from devolution. This means the existing Roadmap no longer fully reflects the Council's present estate or operating position.

Alongside determining the use of the remaining 2026/27 allocation, Members are also asked to provide an early steer on the level and broad priorities of the

Environmental/Climate budget for 2027/28 so that this can inform the normal budget-setting process.

2. Options for Council

Members are asked to consider the following options for the approximately £10,000 currently without a fully defined allocation:

2.1 Option A - Updated Roadmap to Zero / Carbon and Environmental Review

Allocate funding towards specialist external support to update the Council's Roadmap to Zero. This could establish a new baseline for the current estate and activities, record progress already achieved, review energy and carbon performance, identify renewable energy and climate resilience opportunities, and provide a prioritised programme of practical actions, indicative costs, potential savings/payback and possible external funding opportunities towards 2030.

Potential areas could include energy audits, renewable electricity, building management systems, insulation and draught-proofing at 32 Waterloo Street, and landscape, water management and biodiversity measures at the Old Town Quarry. This is a specialist area and officers consider that appropriate external professional support would be required rather than undertaking the work internally.

2.2 Option B - Community Green Grants

Allocate some or all of the funding towards a pilot Community Green Grants Fund to support small, practical, community-led environmental projects within Weston-super-Mare. Subject to an appropriate grants policy and eligibility criteria, projects could include community planting, trees and hedgerows, pollinator and wildlife projects, community growing, habitat improvements, repair/reuse and waste reduction initiatives, small energy-efficiency projects for community facilities, water conservation, and sustainable travel initiatives.

A small maximum award, for example £500 or £1,000 per project, could allow the Council to support a number of visible projects across the town. As an eligible council, the Council may use the General Power of Competence where appropriate, subject to normal governance, grant conditions and public-benefit considerations.

2.3 Option C - Combined Approach

Allocate funding to a combination of an updated Roadmap to Zero and a pilot Community Green Grants Fund. The exact split would not need to be fixed until the likely cost of specialist Roadmap support is established. This would allow the Council to address its own environmental performance while also enabling practical community action.

2.4 Option D - Alternative Environmental Priority

Members may identify a different environmental project, initiative or priority to which some or all of the £10,000 should be allocated, provided that the proposal is within the Council's powers, budget and appropriate governance/procurement arrangements. Options A-C are intended to assist discussion, not constrain Member choice.

3. Forward Planning - 2027/28 Environmental/Climate Budget

Members are also invited to consider what they want the Environmental/Climate budget to achieve next year and whether the current £46,125 allocation remains appropriate. Rather than automatically carrying forward the existing figure, the budget could be shaped around the outcomes Members want to achieve.

Possible themes for 2027/28 include:

Council Carbon and Assets - reducing the carbon footprint, energy consumption and environmental impact of the Council's estate and operations.

Nature and Biodiversity - trees, habitats, planting, green spaces, biodiversity and nature recovery.

Community Environmental Action - enabling residents and community organisations to undertake environmental activity, potentially including an annual Community Green Grants programme.

Climate Resilience and Sustainable Place - sustainable travel, water management, adaptation and wider practical environmental improvements.

Members may also wish to consider wider Town Council environmental activity such as renewable energy, greener procurement, waste reduction, community orchards and wildflower areas, repair/reuse projects, community growing, walking and cycling initiatives, rainwater management and sustainable drainage, subject to the Council's powers and available resources.

4. Reason for Recommendation

The August reports were noted but no further direction was given. A decision is now required so that the unallocated element of the 2026/27 budget can be used effectively within the financial year and so that officers have an early Member steer for preparation of the 2027/28 budget.

Refreshing the Roadmap to Zero is a credible option because the 2020 baseline no longer fully reflects the Council's current asset portfolio or the progress already made. A Community Green Grants approach would provide a complementary route for supporting practical environmental action in the wider community. Retaining an alternative option ensures Members are not restricted to officer-identified proposals.

Any decision should continue to support the Council's stated ambition to become carbon neutral by 2030 or sooner and its wider environmental responsibilities.

5. Expected Benefits

Clear Member direction for the remaining 2026/27 Environmental/Climate budget.

A stronger link between environmental expenditure and the Council's strategic carbon-neutral commitment.

Potential for an updated evidence base and prioritised programme of actions for the Council's changing estate.

Potential to enable community-led environmental projects across Weston-super-Mare.

Earlier and more outcome-focused planning for the 2027/28 Environmental/Climate budget.

Improved ability to identify external grants, partnership opportunities and cost-effective environmental interventions.

6. Implications

6.1 Legal

The Council has a range of statutory powers relevant to environmental activity and, as an eligible council, may also use the General Power of Competence under section 1 of the Localism Act 2011 where appropriate. Any Community Green Grants scheme would require an approved policy, eligibility criteria, transparent decision-making arrangements and appropriate monitoring of public funds. Individual projects would be assessed for any specific legal, procurement, planning or regulatory requirements before implementation.

6.2 Risks

There is a risk that funding remains unallocated or is committed late in the financial year, reducing the opportunity to achieve meaningful outcomes. There is also a risk that investment is made against an outdated carbon baseline. These risks can be mitigated through timely Member direction, appropriate specialist advice where required, clear project criteria and normal procurement/governance controls.

6.3 Financial Implications

The approved Environmental/Climate budget for 2026/27 is £46,125. Much of this relates to projects already agreed, underway or being progressed and should not be regarded as freely available simply because expenditure has not yet appeared in the accounts.

Approximately £10,000 remains without a fully defined allocation and is the subject of this report. Any expenditure arising from the decision will be undertaken in accordance with the Council's Financial Regulations, Scheme of Delegation and procurement requirements.

Members are also asked to provide an early indication as to whether the 2027/28 Environmental/Climate budget should be maintained broadly at its current level, increased or reduced. Detailed figures will be developed through the Council's normal budget-setting process.

6.4 Timescales

Member direction is sought at the September 2026 meeting so that any agreed 2026/27 work can be scoped, procured and progressed within the current financial year. The current 2026/27 budget should be utilised by 31st March 2027. Member views on 2027/28 will feed into the Council's autumn/winter budget-setting process.

6.5 Stakeholders

Town Council Members and officers; residents and community organisations; relevant contractors and specialist advisers; partner organisations; and users of Council-owned or managed assets. A Community Green Grants option would directly involve local community groups and not-for-profit organisations.

6.6 Contractors

An updated Roadmap to Zero / Carbon and Environmental Review would require suitable specialist external support. Any appointment would be made in accordance with the Council's Financial Regulations and procurement requirements. Other contractors may be required depending on the projects ultimately selected by Members.

6.7 Crime & Disorder (councils have a legal duty to consider impact)

No direct adverse implications identified. Individual projects would be considered separately where design, public-space use, lighting, access or other factors could have crime and disorder implications.

6.8 Biodiversity (councils have a legal duty to consider impact)

Public authorities, including town and parish councils, have a duty to consider what they can do to conserve and enhance biodiversity. Potential activities in this report - including tree planting, habitat creation, management of green spaces, community projects, water management and changes to the Council's estate - provide opportunities to contribute positively to this duty.

6.9 Privacy Impact (consider Privacy Impact assessment)

No significant privacy impact is anticipated from the decisions sought in this report. If a Community Green Grants scheme is established, applicant information would be handled in accordance with the Council's data protection requirements and an appropriate privacy notice.

6.10 Equality & Diversity (councils have a legal duty to consider impact)

No adverse equality impacts are identified at this stage. Any grant scheme or individual project should use clear and accessible criteria and consider accessibility and equality impacts as appropriate.

7. Appendices

None. The August 2026 Environmental Budget monitoring report and Roadmap to Zero Budget Allocation report form the background to this report.

8. Members are recommended to:

1. **NOTE** the existing projects and commitments within the £46,125 Environmental/Climate budget for 2026/27, recognising that expenditure yet to appear against projects already underway or progressing should not be regarded as unallocated budget.
2. **NOTE** the Council's existing strategic commitment to become carbon neutral by 2030 or sooner and the role of the Environmental/Climate budget in supporting this ambition.
3. **CONSIDER and DETERMINE** how the approximately £10,000 currently without a fully defined allocation should be utilised during 2026/27, having regard to: Option A - an updated Roadmap to Zero / Carbon and Environmental Review; Option B - a pilot Community Green Grants Fund; Option C - a combination of the two; or Option D - an alternative environmental project, initiative or priority identified by Members.
4. **AGREE**, should an updated Roadmap to Zero be commissioned, that the work should reflect the Council's current and changing asset portfolio, progress already achieved, and provide prioritised and costed actions to support progress towards 2030.
5. **CONSIDER** the broad environmental priorities Members would wish to support during 2027/28, including Council Carbon and Assets, Nature and Biodiversity, Community Environmental Action, and Climate Resilience and Sustainable Place.
6. **PROVIDE** an early indication as to whether the Environmental/Climate budget for 2027/28 should be maintained broadly at its current level, increased or reduced, to inform preparation of the detailed budget through the Council's normal budget-setting process.



Item. 7

7. **NOTE** that detailed proposals and costs arising from Member direction will be progressed in accordance with the Council's Financial Regulations, Scheme of Delegation and appropriate procurement and governance requirements.

Sarah Pearce
Chief Executive Officer / Town Clerk
Drafted 9th September 2026

Community Fridge- Fridge of Free Stuff

June, July and August 2026

The following stats are from the 'Fridge of Free Stuff' insights collected across June, July and August 2026.

Type of food received	June, July and August 2026 Total (KG)
Store-cupboard	693 kg
Sandwiches, toasties, salad meals	298 kg
Cakes, Puddings, Non-bread bakery	550 kg
Meat, dairy, eggs	319 kg
Fruit, veg, bagged salad*	2757 kg
Bread	1499 kg
Other	1345 kg
TOTAL:	7461 kg

*The largest categories of food collected was Fruit, veg, Salad, Bread and other (Normally cans and bottles of drink). This increase is because we've picked up our ASDA collections again and they are the main shop to give us canned food and drinks. Reasoning for this is because they are split from their multipack and aren't able to be sold individually.

This data has demonstrated the following:

Total number of meals redistributed*	16,934 meals
Highest weight delivery	183.35 kg
Percentage of food wasted	13.79 %
Tonnes of CO2e saved	11.36 tonnes

Through the summer holidays we've seen more tourists visiting. Lots of people pass by and wonder what we're doing and come in to find out more. We've also had good sign ups from Volunteers meaning that we were able to be open most days across the 3 months.

We trialled changing the Tuesday opening times to 2-4pm and this has been really successful. We had some positive feedback from customers and volunteers. We've seen a different group of people accessing the food including families before/after the school run and also people who have morning commitments have been glad to see us open later.

Visitor numbers:

June 2026: 800

July 2026: 1233

August 2026: 1134

We moved units in June 2026 and since then have seen numbers go down slightly. In May we averaged 101 visitors per day vs in July we had an average of 82 visitors per day. As we're now further away from the doors near the seafront, doors to the car park and toilets, we're less visible to passers-by.