



WESTON-SUPER-MARE TOWN COUNCIL

WESTON-SUPER-MARE TOWN COUNCIL
MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE
HELD AT 32, WATERLOO STREET, ON
WEDNESDAY 16TH SEPTEMBER 2026

Meeting Commenced: 7.00 pm

Meeting Concluded: 8.11 pm

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

ALSO, IN ATTENDANCE: Sarah Pearce (CEO/Town Clerk) and Alison Garner (Democratic Services Officer).

120	Apologies for Absence and Notification of Substitution Apologies for absence were received from Councillors John Carson and Tim Taylor with no substitution.
121	Declarations of Interest No declarations of interest were received.
122	Minutes of the previous Planning and Environment Committee Meeting held on 19th August 2026. The minutes from the previous meeting held on 19th August 2026 had been previously circulated. PROPOSED BY: Councillor Richard Tucker SECONDED BY: Councillor Peter Crew A vote was taken and accordingly it was carried. RESOLVED: That the minutes of 19th August 2026 be approved and signed by the Chair.
	PLANNING
123	Matters for Consideration – Due to an technical issue at the meeting there was no ability to obtain this full application at the request of members, it was agreed that it would

therefore be emailed to committee members and the relevant ward councillor for comment.

a) Advisory disabled parking bay application –

- 33 Rodney Dunster Cr, WsM – application, objection and correspondence from North Somerset Council.

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

7.06 pm At this point Councillor Marcia Pepperall joined the meeting.

124 Matter for Noting – Previously circulated for information.

a) Planning appeal –

- **25/P/0511/FUL** Grand Central Hotel 1 Beach Road, WsM – appeal.

RESOLVED: That the appeal be noted.

125 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) 10th August to 16th August 2026**
- b) 17th August to 23rd August 2026**
- c) 24th August to 30th August 2026**
- d) 31st August to 6th September 2026**

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

<i>Application Number</i>	<i>Comments</i>
1604	SUPPORT – WSM TC – The Committee considered the objections received and were happy to support providing sufficient parking spaces were provided for vehicles awaiting repair.
1619	NEUTRAL - WSM TC – The Committee considered the objections received and noted that the dormer window should be opaque as per the covenant.
1077	SUPPORT - WSM TC – The Committee considered the objections received and were happy to support this application.
1545	SUPPORT - WSM TC – The Committee considered the objections received and were happy to support this application.

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
126	Environment Budget The CEO/Town Clerk presented the previously circulated report on the 2026/27 Environmental/Climate Budget. • Members considered options for allocating the remaining £10,000, including updating the Roadmap to Zero following devolution, introducing community environmental grants, and retaining funding as a contingency for devolution-related costs. • It was clarified that the £10,000 tree planting budget was for trees in WSMTC parks and play areas; the Tree and Plant Group was a community initiative supported by WSMTC. • Members considered establishing a Community Green Grants Fund to support constituted community groups, organisations and volunteer-led environmental initiatives, with individuals excluded. Grant criteria would need to be agreed before implementation. • Members noted that funding had been used for planting schemes to meet environmental planning requirements and for tree felling and replacement planting within the cemetery arboretum. An arboricultural update was requested to provide a snapshot of tree planting activity and expenditure. • Members discussed the use of HVO for WSMTC vehicles, noting the current lack of suitable storage facilities. It was suggested that any future compound arising from devolution should include appropriate HVO storage facilities. • Future electric vehicles were also discussed, although the lack of suitable charging facilities remained a constraint. • The Committee supported a combined approach of updating the Roadmap to Zero and piloting a Community Green Grants Fund. • It was agreed to maintain the Environmental/Climate Budget at its current level, with a report to the next meeting setting out anticipated allocations. A provision for a suitable compound would also be considered as part of the 2027/28 budget. RESOLVED: 1. That a updated Road Map to zero report be commissioned to provide up to date information and include 32 Waterloo Street, The Old Town Quarry and all other council assets as required. 2. That consideration is given by the Devolution Working Group and Council with regard to suitable premises for the grounds team to enable the use of HVO (storage requirements) and in addition that Environmental opportunities are explored across the Grounds department to include vehicles and working practices as part of the devolution conversation. 3. That a Community Green Grant fund be explored with a draft application and process of how it would be implemented is bought back to a future meeting.
127	Fridge of Free Stuff June, July and August The report of the Community Wellbeing Development Officer covering the period June, July and August had previously been circulated. A discussion took place regarding the Fridge of Free Stuff premises, as the existing licence had expired. Members considered the need to explore alternative options for permanent

	accommodation, either as a dedicated premises or through a partnership arrangement with another organisation. The Committee requested that permanent options be explored and brought back for further consideration. RESOLVED: 1. That the Fridge of Free Stuff report for June, July and August be noted. 2. That permanent options with regard to premises be explored (to include opportunities for shared space options) are brought back for further consideration.
	There being no further business the Chair closed the meeting at 8.11pm. Signed.....Dated Chair of the Planning and Environment Committee

DRAFT

Applications Registered by Parish/Town Council

From: 7 September 2026 - 13 September 2026

Date Sent: 14 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](#).

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The date by which the consultation period ends and by when your comments need to be submitted to us, is confirmed 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 only, but your council can submit comments, if it chooses to do so.

Applications with a suffix of AOC are seeking to approve details required by a planning condition. They are not subject to formal consultation and so are not listed at [appendix 1](#). You can submit comments about them but please bear in mind that we are required by Government to determine them as soon as possible and without delay, which means we often make our decisions well before the target date.

Sending your comments

Town and Parish councils can send their comments to North Somerset Council using either of the following options.

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It is important to set out your council's views with regards to what conditions should be applied, even if your council is objecting to the proposal. When doing so please refer to the condition codes listed in our [standard conditions](#). For example, your comment could state:

'Without prejudice to our comments above, and should planning permission be granted contrary to our objection, we recommend that the following standard conditions (as found on North Somerset Council's website) should be applied to the decision notice:

- ACC02
- ECO06
- MAIN01.'

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It is also important to set out your council's views with regards to what mitigation should be secured by a legal agreement, even if your council is objecting to the proposal. When doing so we recommend that you state in your comments what mitigation you think is required. For example:

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If planning permission is granted your request for conditions and legal agreements will be considered and taken into account. The Government has prepared statutory tests relating to the [use of planning conditions](#) and [planning obligations](#) which local planning authorities have to comply with.

Appeals

In the event that an appeal is made against a decision by the council and that appeal then proceeds by way of the expedited procedure under the written representations procedure, any representations made to the council about the application will be passed to the Secretary of State and there will be no opportunity to make further representations.

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	26/P/1419/FUL	Broadway Lodge 37 Totterdown Lane Weston-super-Mare BS24 9NN Grid Ref: E 333256 N 158360	Proposed erection of a detached cabin to the North of the site for use as 2no. meeting rooms.	Harshali Pande	2 November 2026
Weston-super-Mare	26/P/1669/TPO	Grange Cottage Uphill Road South Uphill Weston-super-Mare BS23 4TX Grid Ref: E 332348 N 158168	T1: Remove dying sycamore tree to ground level.	James McCarthy	3 November 2026
Weston-super-Mare	26/P/1743/TRCA	9 Atlantic Road South Weston-super-Mare BS23 2DF Grid Ref: E 331302 N 162213	(T1) 1 x Holm Oak whole crown reduction by 2 metres to clear phone lines	James McCarthy	5 October 2026
Weston-super-Mare	26/P/1748/TRCA	41 Elmsleigh Road Weston-super-Mare BS23 4JW Grid Ref: E 332122 N 159649	T1 - Accacia - Crown reduction by up to 2 meters. T2 - Holly - Reshape crown removing up to 1 meter of growth.	James McCarthy	6 October 2026

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	26/P/1762/FUL	Flat 3 7 Wadham Street Weston-super-Mare BS23 1JY	Proposed replacement of existing front wooden windows with wood-effect uPVC windows of the same style.	Marcus Henley	2 November 2026
		Grid Ref: E 331849 N 161752			
Weston-super-Mare	26/P/1765/TRCA	3 Arundell Road Weston-super-Mare BS23 2QG	Holly (T1) - Reduce by 1m. Dead conifer (T2) - Fell. Dead Elm (T3) - Fell	James McCarthy	9 October 2026
		Grid Ref: E 332359 N 161919			
Weston-super-Mare	26/P/1783/FUL	Flat 2 Deanehurst 4 Atlantic Road South Weston-super-Mare BS23 2DE	Proposed replacement of existing mixed-style windows with new UPVC windows.	Marcus Henley	27 October 2026
		Grid Ref: E 331184 N 162172			
Weston-super-Mare	26/P/1796/FUH	2 Little Orchard Uphill Weston-super-Mare BS23 4SU	Proposed erection of a single-storey rear extension to include a new attached garage.	Marcus Henley	28 October 2026
		Grid Ref: E 332005 N 158477			

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	26/P/1810/AOC	Land At Car Park Adjacent To Worle Moor Gate Weston-super-Mare Grid Ref: E 336578 N 162007	Request to Discharge the BNG condition on application 26/P/0758/FUL.	Niloofar Abolfazlzadeh	29 October 2026
Weston-super-Mare	26/P/1814/S73	Rainbow Smiles Nursery 39 Charlton Road Weston-super-Mare BS23 4HG Grid Ref: E 331964 N 159795	Section 73 application to vary condition 8 (Not more than 8 children shall be permitted in the rear garden at any one time and the garden shall only be used between 1030 and 1200 hours and 1430 and 1600 hours.) attached to permission 96/0827 (Change of use to nursery day school) to allow use of the outdoor space during operational hours of the nursery from 08:00am to 18:00pm.	Neil Underhay	30 October 2026
Weston-super-Mare	26/P/1820/TRCA	Trinity Villas South Road Weston-super-Mare Grid Ref: E 331231 N 162367	(T1) 1 x Sycamore tree whole crown reduction by approx. 2 metres back to previous points. (T2) 1 x Sycamore tree whole crown reduction by approx. 2 metres back to previous points.	James McCarthy	19 October 2026
Weston-super-Mare	26/P/1822/TPO	41 Totterdown Lane Weston-super-Mare BS24 9NN Grid Ref: E 333304 N 158382	(T1) 1 x Blue Cedar whole crown lift by approx. 2 metres due to tree overhanging neighbours property.	James McCarthy	5 November 2026

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	26/P/1823/TRCA	2B Landemann Circus Weston-super-Mare BS23 2QE	T1 holly - fell. T2 lime - fell	James McCarthy	19 October 2026

Grid Ref: E 332335 N 162059

Application types for which Town and Parish Councils are statutory consultees

Suffix	Application type & consultation period	Suffix	Application type & consultation period
ADV	Advertisement Consent - 21 days	RLD	Council app to demolish listed building – 28 days
FUL	Full planning permission - 28 days	MW1	Minerals and waste – 28 days
FU2	Full planning permission and Environmental Impact Assessment (EIA) - 30 days	MW2	Minerals and waste with EIA – 30 days
FUH	Full planning permission – householder – 21 days	S73	Removal/variation of conditions - 28 days
OUT	Outline planning permission – 28 days	MOD	Modification or discharge s106 Agreement – 28 days
OU2	Outline planning permission and EIA – 30 days	HZ1	Hazardous Substance Consent (general) - 28 days
RM	Reserved matters – 28 days	HZ2	Hazardous Substance Consent (vary/remove condition) – 28 days
PIP	Permission in Principle – 21 days	HZ3	Hazardous Substance Consent (change of control) - 28 days
TDC	Technical Details Consent – 21 days	HZ4	Hazardous Substance Consent (revocation) - 28 days
LBC	Listed Building Consent – 28 days	QRU	Crown Development – special urgency – 21 days
LBD	Listed Building Consent to demolish – 28 days	RLA	Council application - alter listed building – 28 days
R3	Council planning application (NSC is the developer) – 28 days	R3EIA	Council planning application +EIA (NSC is the developer) - 30 days
R4	Council planning application (NSC not the developer) – 28 days	R4EIA	Council planning application +EIA (NSC not the developer) – 30 days
R32	Council application for advertisement consent (NSC is the developer) – 28 days	R42	Council application for advertisement consent (NSC not the developer) – 28 days
R43	Council application for demolition in a CA (NSC not developer) – 28 days	R33	Council app for demolition in a CA (NSC is the developer) – 28 days
R36	Council app for Minerals and Waste (NSC is developer) – 28 days	R46	Council app for Minerals and Waste (NSC not developer) – 28 days

21 day period ends: 5 October 2026

28 day period ends: 12 October 2026

Notes:

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Applications Registered by Parish/Town Council

From: 14 September 2026 - 20 September 2026

Date Sent: 21 September 2026

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Weston-super-Mare	26/P/1505/FUL	47 - 49 High Street Weston-super-Mare BS23 1HD	Proposed partial renovation of the first and second floors of existing commercial area to form 9no. apartments.	Neil Underhay	9 November 2026
		Grid Ref: E 331919 N 161465			
Weston-super-Mare	26/P/1791/FUH	19 Dickenson Road Weston-super-Mare BS23 1YW	Proposed erection of a single storey front extension and loft conversion including the installation of rooflights.	Marcus Henley	10 November 2026
		Grid Ref: E 332245 N 160663			
Weston-super-Mare	26/P/1847/LBC	Flat H 1 South Road Weston-super-Mare BS23 2HA	Listed building consent for the proposed replacement of 1no. window (window 3) with a UPVC casement window to the first floor flat.	Catherine Shuker	4 November 2026
		Grid Ref: E 330986 N 162300			
Weston-super-Mare	26/P/1854/AOC	Weston Airfield Phase 2 Primary School Land South Of The Runway Haywood Village Weston-super-Mare	Request to discharge condition 11(School Lighting Scheme) on application 23/P/1669/RM.	Bryn Clare	5 November 2026
		Grid Ref: E 334879 N 160120			

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From: 21 September 2026 - 27 September 2026

Date Sent: 28 September 2026

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Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	26/P/1385/FUH	16 Southridge Heights Weston-super-Mare BS24 9JH Grid Ref: E 333228 N 157724	Proposed infill extensions to the side and rear elevations. Partial loft conversion including the replacement of existing roofing with new at a raised ridge height, creation of a flat-roof rear dormer with enclosed balcony and installation of front rooflights.	Niloofar Abolfazlzadeh	12 November 2026
Weston-super-Mare	26/P/1859/FUH	468 Locking Road Weston-super-Mare BS22 8QX Grid Ref: E 334909 N 162079	Proposed demolition of existing detached garage, rear extension and balcony. Erection of a single-storey rear extension and installation of new Juliet balcony to the first floor.	Nick Manley	12 November 2026
Weston-super-Mare	26/P/1887/NMA	Police Maintenance Depot Stuart Road Weston-super-Mare BS23 3XN Grid Ref: E 333480 N 160186	Non-Material Amendment to application 25/P/1746/FUL (Erection of 39no. dwellings with associated roads and parking following demolition of existing buildings.) to allow for alterations to approved boundary treatment along the western boundary of the site.	Emma Hawthorne	13 October 2026

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	26/P/1892/TRCA	Flat 1 7 St Pauls Road Weston-super-Mare BS23 4AB Grid Ref: E 332211 N 160283	T1- Date Palm, Fell to ground level and remove stump. Too large for garden, cracking wall and pushing on Bay window. T2 Holly-clip sides and reduce height by 2.0m from phone lines. T3 Cordyline palm reduce height by 2.0m from phone line. T3 Laurels reduce to 1.8m total height All other shrubs in garden to be clipped and tidied, will all be under sized or previously kept and hedges	James McCarthy	29 October 2026
Weston-super-Mare	26/P/1893/TRCA	Flat 1 7 St Pauls Road Weston-super-Mare BS23 4AB Grid Ref: E 332211 N 160283	T1- Plum 3.0m prune from building, tree is located next door but over hangs boundary. This is to include all associated hedge row foliage back to boundary approx. 1.0m	James McCarthy	29 October 2026
Weston-super-Mare	26/P/1904/TRCA	14 Clifton Road Weston-super-Mare Grid Ref: E 331860 N 160501	T1: Reduce mimosa tree by 1.5m. T2: Remove bay tree.. T3: Reduce by tree by 1.5m.T4: Reduce side on neighbours hazel tree leaning over the boundary.	James McCarthy	29 October 2026

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	26/P/1905/TRCA	20 Elmsleigh Road Weston-super-Mare BS23 4JN Grid Ref: E 332025 N 159636	T1 : Mature Cherry Tree. It is proposed to remove the mature cherry tree to ground level. The reason for the proposed removal is that the two large lower lateral limbs have a considerable amount of rot and decay and are now at an increased risk of failure. Removing these limbs would significantly alter the tree's structure and leave the remaining tree unbalanced, potentially increasing the risk of further failure. Following removal, a new cherry tree will be planted in the same location to replace the existing tree and maintain the amenity and character of the site.	James McCarthy	29 October 2026
Weston-super-Mare	26/P/1907/TEN	Land Adjacent To 2 Baker Street Weston-super-Mare BS23 3AB Grid Ref: E 332269 N 161528	Notification under Regulation 5 of the Electronic Communications Code of the intention to install fixed line broadband apparatus, comprising of 1no. fibre cabinet. THIS IS NOT A PLANNING APPLICATION.	Molly Willmot	14 October 2026
Weston-super-Mare	26/P/1910/TEN	South Of 9 Mendip Road Sandford Road Weston-super-Mare Grid Ref: E 332889 N 161269	Notification under Regulation 5 of the Electronic Communications Code of the intention to install fixed line broadband apparatus comprising of 1no. fibre cabinet. THIS IS NOT A PLANNING APPLICATION.	Molly Willmot	14 October 2026

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	26/P/1945/TRCA	32 Clarence Grove Road Weston-super-Mare BS23 4AQ Grid Ref: E 332133 N 160037	T1 conifer - fell. T2 conifer - fell	James McCarthy	3 November 2026
Weston-super-Mare	26/P/1946/TRCA	7 Ellenborough Park Road Weston-super-Mare BS23 1XJ Grid Ref: E 332167 N 160877	T1 conifer - cut back to boundary up to 2m. T2 bay - cut back to boundary up to 2m	James McCarthy	3 November 2026
Weston-super-Mare	26/P/1956/TRCA	7 Walliscote Road Weston-super-Mare Grid Ref: E 332055 N 160987	G1 - 2 Pittosporum, remove to ground level. T2 - Bay, remove to ground level. T3 - Ash, remove to ground level.	James McCarthy	3 November 2026
Weston-super-Mare	26/P/1957/TRCA	39 Arundell Road Weston-super-Mare BS23 2QH Grid Ref: E 332412 N 162200	T1 - Magnolia, reduce to previous. Remove lateral limb growing on wall. T2 - Cherry, reduce to previous. T3 - Cherry, reduce to previous.	James McCarthy	3 November 2026
Weston-super-Mare	26/P/1964/TRCA	55 Boulevard Weston-super-Mare BS23 1PG Grid Ref: E 332473 N 161720	T1 magnolia - reduce crown by up to 1m and lift crown to create a 2.5m clearance	James McCarthy	4 November 2026

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	26/P/1968/TRCA	Villa Rosa Shrubbery Road Weston-super-Mare BS23 2JB Grid Ref: E 331433 N 162098	T1 holmoak - reduce crown by up to 2m T2 bay - fell to near ground level and allow to regrow. T3 weeping ash - fell T4 macrocarpa - reduce lower lateral by up to 3m on 1st macrocarpa over number 5 Highbury Parade outbuilding. T5 holmoak - pollard to previous pruning points up to 1.5m. T6 maple - pollard to previous pruning points up to 1.5m	James McCarthy	4 November 2026

Application types for which Town and Parish Councils are statutory consultees

Suffix	Application type & consultation period	Suffix	Application type & consultation period
ADV	Advertisement Consent - 21 days	RLD	Council app to demolish listed building – 28 days
FUL	Full planning permission - 28 days	MW1	Minerals and waste – 28 days
FU2	Full planning permission and Environmental Impact Assessment (EIA) - 30 days	MW2	Minerals and waste with EIA – 30 days
FUH	Full planning permission – householder – 21 days	S73	Removal/variation of conditions - 28 days
OUT	Outline planning permission – 28 days	MOD	Modification or discharge s106 Agreement – 28 days
OU2	Outline planning permission and EIA – 30 days	HZ1	Hazardous Substance Consent (general) - 28 days
RM	Reserved matters – 28 days	HZ2	Hazardous Substance Consent (vary/remove condition) – 28 days
PIP	Permission in Principle – 21 days	HZ3	Hazardous Substance Consent (change of control) - 28 days
TDC	Technical Details Consent – 21 days	HZ4	Hazardous Substance Consent (revocation) - 28 days
LBC	Listed Building Consent – 28 days	QRU	Crown Development – special urgency – 21 days
LBD	Listed Building Consent to demolish – 28 days	RLA	Council application - alter listed building – 28 days
R3	Council planning application (NSC is the developer) – 28 days	R3EIA	Council planning application +EIA (NSC is the developer) - 30 days
R4	Council planning application (NSC not the developer) – 28 days	R4EIA	Council planning application +EIA (NSC not the developer) – 30 days
R32	Council application for advertisement consent (NSC is the developer) – 28 days	R42	Council application for advertisement consent (NSC not the developer) – 28 days
R43	Council application for demolition in a CA (NSC not developer) – 28 days	R33	Council app for demolition in a CA (NSC is the developer) – 28 days
R36	Council app for Minerals and Waste (NSC is developer) – 28 days	R46	Council app for Minerals and Waste (NSC not developer) – 28 days

21 day period ends: 19 October 2026

28 day period ends: 26 October 2026

Notes:

1. The statutory consultation period for Advertisement Consent (ADV), Permission in Principle (PIP) and Technical Details Consent (TDC) is 14 days. North Somerset Council has increased this to 21 days.
2. The statutory consultation period for applications for planning permission and listed building consent is 21 days. North Somerset Council has increased this to 28 days except for Householder applications (FUH) and applications for Crown Development (QRU).
3. The statutory consultation period for hazardous substance applications (HZ1, HZ2, HZ3 and HZ4) is 28 days.
4. The consultation deadline for each application can be seen on the case file displayed online (click the 'Details' tab, followed by 'Important dates').
5. North Somerset Council reserves it right to revert to statutory consultation periods.

Applications Registered by Parish/Town Council

From: 28 September 2026 - 4 October 2026

Date Sent: 6 October 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 date by which the consultation period ends and by when your comments need to be submitted to us, is confirmed 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 only, 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.

Appeals

In the event that an appeal is made against a decision by the council and that appeal then proceeds by way of the expedited procedure under the written representations procedure, any representations made to the council about the application will be passed to the Secretary of State and there will be no opportunity to make further representations.

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	26/P/1889/FUL	65 Severn Road Weston-super-Mare BS23 1DR Grid Ref: E 332158 N 160376	Change of use of an office to form a self-contained dwelling with changes to frontage	Nick Manley	23 November 2026
Weston-super-Mare	26/P/1977/FUH	54 George Street Weston-super-Mare BS23 3AS Grid Ref: E 332443 N 161450	Demolition of existing rear extensions and erection of a new single-storey rear extension. Loft conversion with a rear dormer and front PV array. Erection of a garden-pod outbuilding to the rear of the property.	Harshali Pande	19 November 2026
Weston-super-Mare	26/P/1980/FUH	57 Argyle Avenue Weston-super-Mare BS23 3RQ Grid Ref: E 332645 N 159924	Proposed erection of a two-storey side and single-storey rear extension.	Nick Manley	19 November 2026
Weston-super-Mare	26/P/1990/TEN	Telecommunication Station Grange Road Uphill Grid Ref: E 332466 N 158402	Notification under Regulation 5 of the Electronic Communications Code of the intention to install electronic communications apparatus comprising of the removal of existing 18m phase 8 pole supporting H3G equipment and replacement with a 20M high phase 7.3m pole supporting H3G and VM02 equipment with a wraparound cabinet at its base. Removal of RBS6130 cabinet and replacement with 6170 cabinet, installation of a half bowler cabinet and internal cabinet works.	Molly Willmot	22 October 2026

Application types for which Town and Parish Councils are statutory consultees

Suffix	Application type & consultation period	Suffix	Application type & consultation period
ADV	Advertisement Consent - 21 days	RLD	Council app to demolish listed building – 28 days
FUL	Full planning permission - 28 days	MW1	Minerals and waste – 28 days
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R36	Council app for Minerals and Waste (NSC is developer) – 28 days	R46	Council app for Minerals and Waste (NSC not developer) – 28 days

21 day period ends: 27 October 2026

28 day period ends: 3 November 2026

Notes:

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2. The statutory consultation period for applications for planning permission and listed building consent is 21 days. North Somerset Council has increased this to 28 days except for Householder applications (FUH) and applications for Crown Development (QRU).
3. The statutory consultation period for hazardous substance applications (HZ1, HZ2, HZ3 and HZ4) is 28 days.
4. The consultation deadline for each application can be seen on the case file displayed online (click the 'Details' tab, followed by 'Important dates').
5. North Somerset Council reserves it right to revert to statutory consultation periods.

Planning and Environment Committee – October 14th, 2026.**Tree Consultant's Report**

This report provides the Planning and Environment Committee with an update of the tree management and environmental work carried out by the Council's arboricultural consultant.

Tree Management:

The renewal trimming of the Yew avenue in Milton Road cemetery will be carried out in the week commencing October 12th, which will bring a welcome return to the topiary form of these trees.

The In Leaf inspections have been conducted. The results highlight the impact of the severe drought we experienced this summer, but many of the Ash trees we manage are still in a reasonable condition. The Monterey cypress in Ellenborough Park West is suffering from compaction and people peeling its bark. A remedial programme to retain this tree and this winter's tree management programme will be organised in the coming months.

Work on the Tree Management Plan remains paused while Grounds Manager and Senior Development Officer carry out a comparison between the management plan and other tree related documents.

Environment Projects:**Weston Community Arboretum:**

It is proposed to ask the mayor and the CEO of the Arboricultural Association (who encouraged the creation of the Weston Community Arboretum Management Plan) to plant some trees and host a launch event for the Weston Community Arboretum in November subject to identifying a mutually convenient date. The event will celebrate the community arboretum and the other projects and events that the council supports and is involved in around the town.

Green Infrastructure Strategy:

The Woodland Officer from The Forest of Avon Trust will be completing their planting proposals for the Green Canopy Project application at the end of October. In a recent meeting, they highlighted that if the project is accepted then the council will need to cover the upfront costs before applying for a refund once the trees are planted. It is intended to use the P&E tree related budget to cover this, but how this and the committee's planting requests will be accommodated need to be agreed with the Town Clerk and CFO.

The Maltlands play area is already included in the proposed planting scheme. Colonel Stephen's Way has issues relating to underground services, but will be explored with the North Somerset Tree Officer, and the issues with tree establishment in Hayward Village is an ongoing topic of discussion at the Tree & Plant Group. Currently, the issue is in the developer's domain, and the Tree Officer is exploring how to enforce the agreed planting schemes.

Work on creating the SMARTER objectives for the action plan will now take place later in October.

Tree and Plant Group:

The Tree & Plant Group meeting took place on September 16th, 2026, and the meeting minutes will be circulated in the week commencing October 12th.

Weston Tree and Plant Group Meeting Minutes – September 16th, 2026 – 19.00 – 20.30 @ Weston Museum.

Action: Please come ready to share ideas and enthusiasm for the projects you are interested in supporting.

Attendees: Jorge, Emily, Peter, Jenna, Davids, Dot, Rachel, Nigel, Lisa, Megan, Carole, Steve, Johnny, Steve.

Apologies: Cllr Caroline Reynolds, Debbie, James, Pauline, Donna, Kate

Introductions to the group.

Agenda:

1. **Weston in Bloom** – Report from Carole on the Blooming Weston volunteer's activities.
 - Received more funds, from 'bedrock' – social commitment through NSC.
 - Town Council put some of the sights onto a watering contractor during the hot weather.
 - It's been difficult to water all of the sites in the hot weather but the plants have been so dry.
 - £42 a week for watering from Wessex Water. Bit stuck with what to do next year if it's hot again.
 - £350 charge per day for watering- commercial. Chatted and he was happy to support. Meeting next spring to see how they can help.
 - No tap at the town hall, sparky and spider lane. Alexandra parade, there's a tap there that they can use.
 - Discussion: can you ask local businesses to ask them to have water butts that they can use for watering.
Who owns faces café? Johnny can find out who owns it and seeing who can help with water butts?
 - This weekend the planters at the train station are being refreshed. Spider lane has been replanted today. It looks a lot smarter.
 - Mulching all of the ground has helped but it's taken a hit as the ground is so dry. The planting has really made a big difference and its really noticeable and looks bright and fresh.
 - North Somerset Council don't have the funding to water the plants at the Town Hall. It needs to look nice as people get married there. It's such an asset to the Town.

Funding available through Bristol/Wessex water for rainwater harvesting.

Town council, watering wasn't efficient?

Keith Southey 07779954725 – Used to be watering privately in Weston

2. **Presentation** – Lisa Topham – National Trust Gardens and Outdoors manager – to give an introduction about her role and receive questions about the Trust's work locally.
Community participation and volunteering – Megan
 - New team and new strategy. Talking to lots of different community groups to see what people want and how they can be useful.
 - Working on access to nature and heritage. Providing access for community groups. School and youth groups. We are working in different ways off site rather than just within the venues.

- How National Trust can support other sites and events of in Weston
- Emails come out quite often and give funding opportunities and they could be relevant to work happening in Weston. The team can stay in touch with us and keep us to date with and opportunities that may arise.
- NT have access to a mini bus, tickets etc to help get people to the sites.
- Adoption of the community arboretum should help us to get to North Somerset to talk about tree planting.
- They've been doing partnership work with Alliance Homes, pop ups at the community gardens to promote the scheme and getting people to access nature.
- NT offer Horticultural course, helps people looking at careers. They offer careers advice for people and a number of partnerships. Willing to come to a project and offer some training for groups in Weston.

3. **Tree Planting –**

Progress on the Trees for Climate application with The Forest of Avon

- Making good progress. 5 more sites to do.
- We need to put together potential planting group.
- Community engagement for all of our play areas. (Town Council)
- Need to talk to the Town Council for funding for Peter's Book. Jenna with liaise.

Update on planting the two apples donated by Thatcher's in Worle.

- Emily will ask Donna and if not, Jenna can help contact the school.

4. **Tree Planting Aftercare Sub-Committee –**

- James to propose setting up an aftercare team for newly planted trees.
- Lisa is enabling the Town council to do more watering of the sites for edible trail etc.
- Aftercare is so important. Trying to do it retrospectively. We need to invest in these trees.
- Tree planting goes in as part of a new development but they aren't looked after once they've been planted.
- Aftercare team- **subcommittee team**. Can anyone help?
- National trust can put some information in their newsletter about if people want get involved. They have over 500 people signed up as volunteers.
- Oxford street, lots of concrete and they chopped the trees down. Can we get it replanted? It looks awful.
- Town Council, planning and environment committee have asked for planting at some new sites.

5. **We SEE Trees CTN –**

Emily to report on progress with the CTN.

- Lots of people coming forward asking to do corporate days and volunteering days.
- Not been the best year for seed collecting
- Doing an open day in November, Emily will send out dates.

- Got their own compost bays now which is working well. The idea is to have lots of compost to pot up trees next year.
- Managed to keep the trees watered over the summer from the water butt.
- Hedges is a focus at the moment. Wellington is trying to set up a hedge committee, working with lots of people. Emily is going along to a meeting in October.
- Town council want the trees from the nursery to be planted across the Town as part of their programme.

6. **Fund Raising Sub-Committee** – Update on the funds raised and progress with the Business information pack.

- Simon has put together a draft flyer for the fundraising

7. **Community Arboretum** – Report on adoption of the Community Arboretum Management Plan by WSMTC and NSC

- An update on how the Community Arboretum application is progressing.
- Invited the Mayor and Deputy Mayor to plant a tree.
- How is best to launch the arboretum?
- Keep highlighting it and focus on different trees each time.
- Possibility of planting in Ellenborough Park East
- Need to get a date for planting in November. (Steve)

7. **Grow Weston** – Grow Weston Walks: Urban gardens & Green Spaces.

- Jar Squad Project

Peter's book

- Simons done all of the signs for grove park and they're in.
- How can we get this printed and distributed?
- Can the Town Council take this on?
- To print around 200-250 copies.
- Jenna to look at funding. Peter will let us know roughly how much it'll cost?

8. **Green Social Prescribing** – Discussion about developing more GSP in Weston.

- Open Return Garden – volunteer sessions – Fridays 9.30am – 1.00pm.
- We Are Nature – Mycelium Network meet ups and Forest Therapy.
- Growing together project on the Bournville, people that have been prescribed have visited the gardens.
- Grow Weston Whatts app group.

9. **Weston Plant Swap** – a review of the Plant Swap.

Went really well. We will do it again next year with some tweaks.

We didn't expect so many people to turn up with plants to donate/swap.

10. Weston Wildlife Art Trail – Emily to report on the art trail and flag carnival.

The flag carnival was a great project to be a part of but we didn't get a great turn out from the group on the day.

11. AOB

- **Vandalised trees , item for next time**
- **Opportunity to have some poems in the book for volume 2.**
- **Website quote. Can the town council help?**

Next meeting:

November 18th, 2026

Bring nibbles and drinks

Other funding opportunities:

- [Free Trees for Schools and Communities - Woodland Trust](#)
- [New £1m Trees Outside Woodland Fund now open - The Tree Council](#)