WESTON-SUPER-MARE TOWN COUNCIL

WESTON-SUPER-MARE TOWN COUNCIL
MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD AT 32, WATERLOO STREET, ON WEDNESDAY 14TH OCTOBER 2026

Meeting Commenced: 7.00 pm
Meeting Concluded: 8.10 pm

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

ALSO, IN ATTENDANCE: Samantha Bishop (Democratic Services Manager) and Rebecca Saunders (Civic Officer and PA to the CEO/Town Clerk).

137	**Apologies for Absence and Notification of Substitution** Apologies for absence were received from Councillors John Carson, Ciaran Cronnelly and Marcia Pepperall with no substitutions.
138	**Declarations of Interest** No declarations of interest were received.
139	**Minutes of the previous Planning and Environment Committee Meeting held on 16TH September 2026.** The minutes from the previous meeting held on 16th September 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 16th September 2026 be approved and signed by the Chair.

PLANNING

140 Matters for Consideration

a) Advisory disabled parking bay application –

- **24A Severn Avenue**
  It was noted that no ward councillors comments had been received and that one comment from a neighbouring member of the public, objecting to the application had been received.

  The Committee would find it useful if the maps included other disabled parking bays in situ, when considering applications. However, had **no objection** to the application.

- **60 Coleridge Road**
  It was noted that no ward councillors comments had been received and therefore the Committee had **no objection**.

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

b) Bristol Airport Expansion – Planning Application 26/P/0686/OU2 – Reconsultation

The Committee were requested to consider the additional information submitted by Bristol Airport Ltd in respect of planning application 26/P/0686/OU2 and discuss the environmental advantages and disadvantages of airport expansion including the potential environmental impact of increased travel to airports further afield when local airport facilities could not meet passengers' needs. The Committee noted that the Town Council's previous consultation response remained on record and made no amends to those comments.

RESOLVED: That the additional information submitted in respect of planning application 26/P/0686/OU2 be noted and that the Town Council's previous consultation response remain unchanged, with no further comments to be submitted.

141 Matter for Noting – N/A

142 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) 7th – 13th September 2026
b) 14th – 20th September 2026
c) 21st – 27th September 2026
d) 28th September – 5th October 2026
e)

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

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Application Number	*Comments*
1783	**OBJECT – WSM TC –** The Committee objects to the application on the grounds that the proposed development would have an adverse impact on the character and appearance of the Conservation Area and would fail to preserve or enhance its historic character and the significance of its heritage assets.
1762	**OBJECT - WSM TC –** The Committee objects to the application on the grounds that the proposed development would have an adverse impact on the character and appearance of the Conservation Area and would fail to preserve or enhance its historic character and the significance of its heritage assets.
1810	**NEUTRAL - WSM TC –** The Committee considered the application but could not reach a decision as not enough information provided.
1814	**SUPPORT-WSM TC-** The Committee supports the application, subject to a condition restricting the use of the garden area to between 10:30am and 4:00pm. Members considered this to be a reasonable compromise, balancing the concerns raised by neighbouring residents with the operational needs of the business. Vote taken and **carried.** (4 in favour/2against)
1823	**OBJECT -WST TC-** The Committee objects to the application on the grounds that insufficient information has been provided regarding the condition of the tree and the justification for its proposed removal. Members considered that further supporting evidence, including an assessment of the tree's condition, was required to enable an informed decision to be made.
1419	**SUPPORT-WSM TC -**The Committee considered the application and supported.
1854	**NEUTRAL-WSM TC-**The Committee considered the application and was neutral.
1945	**OBJECT-WSM TC-** The Committee objects to the application on the grounds that insufficient information has been provided regarding the condition of the tree and the justification for its proposed removal. Members considered that further supporting evidence, including an assessment of the tree's condition, was required to enable an informed decision to be made.
1956	**OBJECT-WSM TC-** The Committee objects to the application on the grounds that insufficient information has been provided regarding the condition of the tree and the justification for its proposed removal. Members considered that further supporting evidence, including an assessment of the tree's condition, was required to enable an informed decision to be made.

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
143	**Arboricultural Report** The report of the Arboricultural consultant had previously been circulated. • The Committee considered the introduction of signage to raise public awareness and help prevent unintentional damage to the Monterey cypress tee at Ellenborough Park West, recognising that individuals may not always be aware of the impact of their actions. • It was highlighted the green canopy project had stated the Council would cover any upfront costs from the Planning and Environmental budget, to be agreed by the CEO/Town Clerk. The Democratic Services Manager would clarify this to the committee via email. **PROPOSED BY:** Councillor Timothy Taylor **SECONDED BY:** Councillor Justyna Pecak-Michalowicz A vote was taken and accordingly it was **carried**. **RESOLVED:** That the report of the Arboricultural consultant be received and points raised communicated of Officers.
144	**To receive the notes of the Weston Tree and Plant Group –** 16th September 2026 The notes of the Weston Tree and plant group had previously been circulated • The committee considered the benefits of adopting a more coordinated approach to volunteer groups with a view to broadening their remit maximising the effective use of available budgets and improving overall outcomes. It was further recognised that greater collaboration could support volunteer recruitment and engagement through increased promotion and publicity. • The committee considered the potential allocation of funds towards the printing of copies of Peter's book. It was agreed that further information regarding printing costs and proposed distribution arrangements. The Chair agreed to investigate these matters and report back at the next meeting. **PROPOSED BY:** Councillor Peter Crew **SECONDED BY:** Councillor Justyna Pecak-Michalowicz A vote was taken and accordingly it was **carried**. **RESOLVED:** That the notes of the Weston Tree and Plant Group – 16th September 2026 be received.
	There being no further business the Chair closed the meeting at 8.10pm. Signed……Dated …… Chair of the Planning and Environment Committee

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Applications Registered, Listed by Parish/Town Council

From: 5 October 2026 - 11 October 2026
Date Sent: 12 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 appendix1.

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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.

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.

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/1504/FUL	47 - 49 High Street Weston-super-Mare BS23 1HD Grid Ref: E 331919 N 161465	Proposed partial renovation and Change of Use of first-floor commercial area to form 20 serviced apartments/short-term holiday lets.	Jason Mak	24 November 2026
Weston-super-Mare	26/P/1943/FUH	334 Locking Road Weston-super-Mare BS22 8PD Grid Ref: E 334313 N 161626	Proposed erection of a first-floor side extension above approved single-story extension.	Catherine Shuker	26 November 2026
Weston-super-Mare	26/P/1969/FUH	40 Station Road Weston-super-Mare BS23 1XY Grid Ref: E 332299 N 161132	Proposed replacement of existing front and side windows with new.	Harshali Pande	26 November 2026
Weston-super-Mare	26/P/1982/FUL	3 Boulevard Weston-super-Mare BS23 1NN Grid Ref: E 332074 N 161710	Retrospective application for the change of use of the ground-floor from an aesthetic treatment clinic (Sui Generis/A1) to a coffee shop and alcohol free bar (Class E).	Harshali Pande	19 November 2026

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	26/P/1987/TRCA	Flat 2 Highbury Court Highbury Road Weston-super-Mare BS23 2DR Grid Ref: E 331345 N 162102	T1. Reduce holm oak by two meters. T2. Reduce conifer by two meters. T3. Reduce holly by one meter. T4. Trim and tidy conifer. T5. Reduce silver birch tree by two meters.	James McCarthy	9 November 2026
Weston-super-Mare	26/P/1994/FUL	14A The Centre Weston-super-Mare BS23 1UW Grid Ref: E 332118 N 161252	Proposed change of use of first and second floors to an 8no. bedroom HMO for up to 10no. persons (Sui Generis); change of use of rear ground floor from hot food takeaway to communal accommodation; retention of front ground floor commercial unit and refurbishment of the front elevation. Cycle and refuse stores to the rear and roof-mounted solar PV array.	Emma Bailey	23 November 2026
Weston-super-Mare	26/P/2008/LDP	12 Addiscombe Road Weston-super-Mare BS23 4LT Grid Ref: E 332340 N 159532	Certification of Lawful Development for the erection of a single storey side extension.		24 November 2026
Weston-super-Mare	26/P/2039/TRCA	21 Clarence Grove Road Weston-super-Mare BS23 4AG Grid Ref: E 332197 N 160099	T1 - Birch - Reduce crown by up to 1.5 meters. T2 - Birch - Reduce crown by up to 1.5 meters.T3 - Norway maple crimson king - Reduce crown by up to 1 meters.	James McCarthy	17 November 2026

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	26/P/2040/TRCA	55 Old Church Road Uphill Weston-super-Mare BS23 4XL Grid Ref: E 331761 N 158602	T1 - Lime, pollard to previous points, Leave lower secondary branches. T2 - Sycamore, pollard to previous points, approximately 4 meters from the ground. T3 - Birch, crown reduce by 1.5 meters. T4 - Sycamore, pollard to previous points	James McCarthy	17 November 2026

Appendix1

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: 2 November 2026 **28 day period ends: 9 November 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, Listed by Parish/Town Council

From: 12 October 2026 - 18 October 2026
Date Sent: 19 October 2026

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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/0893/FUL	1A Sandringham Road Weston-super-Mare BS23 3QN Grid Ref: E 332726 N 160347	Proposed erection of 2no. dwellings to the rear of existing property. Alterations to exiting dwelling including; demolition of attached garage, extension and conservatory. Erection of a single storey rear extension, formation of ground floor front recess, fenestration, cladding and hardstanding alterations throughout.	Amy Myer	4 December 2026
Weston-super-Mare	26/P/1992/TRCA	51 Severn Road Weston-super-Mare BS23 1DP Grid Ref: E 332050 N 160396	Sycamore - rear garden - crown reduce by 1.5m	James McCarthy	20 November 2026
Weston-super-Mare	26/P/2012/FUL	Albany Lodge Guest House 9 Clevedon Road Weston-super-Mare BS23 1DA Grid Ref: E 331864 N 160643	Sub-division of existing dwelling to form 1no. 4-bed dwelling, 1no. ground-floor 2-bed flat and 1no. first-floor 2-bed flat. Works include the demolition of the existing single-storey side extension, minor external alterations, and provision of associated amenity, parking and cycle storage.	Neil Underhay	25 November 2026

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	26/P/2034/AOC	Land On South Side Of Bransby Way West Of Herons Moor School Weston-super-Mare BS24 7BW Grid Ref: E 336395 N 161899	Request to discharge condition 4 (Fire Safety and Emergency Management Statement) on application 26/P/0833/FUL.	Niloofar Abolfazlzadeh	27 November 2026
Weston-super-Mare	26/P/2057/FUH	53 Milton Road Weston-super-Mare BS23 2SP Grid Ref: E 333011 N 161738	Removal of existing hedgerow and construction of new boundary fencing.	Catherine Shuker	27 November 2026

Appendix1

Application types for which Town and Parish Councils are statutory consultees

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OUT	Outline planning permission – 28 days	MOD	Modification or discharge s106 Agreement – 28 days
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21 day period ends: 9 November 2026 **28 day period ends: 16 November 2026**

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Applications Registered, Listed by Parish/Town Council

From: 19 October 2026 - 25 October 2026
Date Sent: 26 October 2026

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Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	26/P/1973/FUL	3 Beach Road Weston-super-Mare BS23 1AS Grid Ref: E 331829 N 161334	Proposed siting of a Gas cooler, 3no. double-stacked AC units and two side surrounded with protection rail within rooftop plant enclosure. Proposed new 2.4m high timber boundary fence with access gate and 5m high, 75mm thick acoustic wall lining to be installed at roof level.	Niloofar Abolfazlzadeh	8 December 2026
Weston-super-Mare	26/P/2169/SAA	10 Brean Down Avenue Weston-super-Mare BS23 4JH Grid Ref: E 331864 N 159511	Application to determine if prior approval is required for the proposed installation of solar panels on low ballast frame to be erected on flat roof of domestic premises to rear of property	Nick Manley	27 November 2026
Weston-super-Mare	26/P/2103/HHPA	22 Neva Road Weston-super-Mare BS23 1YQ Grid Ref: E 332251 N 160950	Application to determine if prior approval is required for the erection of a set of single storey side and rear extensions with a flat roof that would 1) extend beyond the rear wall of the original house by 7.65 metres, 2) have a maximum height of 2.9 metres and 3) have eaves that are 2.9 metres high.	Catherine Shuker	24 November 2026
Weston-super-Mare	26/P/2124/TRCA	Flat 1 6 Landemann Circus Weston-super-Mare BS23 2QE Grid Ref: E 332354 N 161956	T1: Holm oak. Crown reduce by up to 2.5 metres.	James McCarthy	27 November 2026

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	26/P/2128/FUH	11 Old Church Road Uphill Weston-super-Mare BS23 4UH Grid Ref: E 331830 N 158896	Proposed erection of a single-storey rear extension and internal alterations to an existing house to create additional ground-floor living accommodation.	Niloofar Abolfazlzadeh	10 December 2026

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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: 16 November 2026 **28 day period ends: 23 November 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, Listed by Parish/Town Council

From: 26 October 2026 - 1 November 2026
Date Sent: 2 November 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 appendix1.

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 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/1934/FUL	Garage Adjacent To 8 Charlton Avenue Weston-super-Mare BS23 4HJ Grid Ref: E 331856 N 159837	Demolition of existing garage, proposed new building to incorporate an additional storey and extension of the north facade, and change of use to commercial storage unit (Use Class B8), with associated works	Nick Manley	22 December 2026
Weston-super-Mare	26/P/2032/FUH	30 St Pauls Road Weston-super-Mare BS23 4AE Grid Ref: E 332351 N 160233	Retrospective application for the retention of opening within the front boundary wall to enable off-road parking including making good of remaining wall.	Molly Willmot	15 December 2026
Weston-super-Mare	26/P/2100/NMA	Former Cliffs Cafe Upper Kewstoke Road Weston-super-Mare Grid Ref: E 331074 N 162604	Non-Material Amendment to application 25/P/2337/FUL (Proposed demolition of existing derelict structure and erection of 1no. bespoke dwelling.) to allow for alteration to approved external materials, window design/placement and garden wall.	Amy Myer	24 November 2026
Weston-super-Mare	26/P/2167/FUH	30 Grove Road Milton Weston-super-Mare BS22 8HE Grid Ref: E 334203 N 162339	Proposed Hip-to gable loft conversion with 2no. box dormers and associated alterations.	Amy Myer	15 December 2026

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	26/P/2185/FUL	Unit 4, Plot A5 3 Beaufighter Road Weston Business Quarter Weston-super-Mare BS24 8EE Grid Ref: E 334817 N 160585	Change of Use and refurbishment of existing unit to form a Veterinary Practice (Use Class E(e)). Works include the formation of a first floor, internal reconfiguration, and associated external alterations.	Emma Bailey	25 December 2026
Weston-super-Mare	26/P/2205/TRCA	9 Severn Avenue Weston-super-Mare BS23 4DH Grid Ref: E 332301 N 160295	T1 - Cypress - Fell to ground	Cathy Lynch	7 December 2026

Appendix1

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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21 day period ends: 23 November 2026 **28 day period ends: 30 November 2026**

Notes:

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Planning and Environment Committee November 2026
Roadmap to Zero Update
Report from the Community Wellbeing Development Officer

Roadmap to Zero – Data Analysis

Report from the Community Wellbeing Development Officer

Community Fridge

Summary of information:

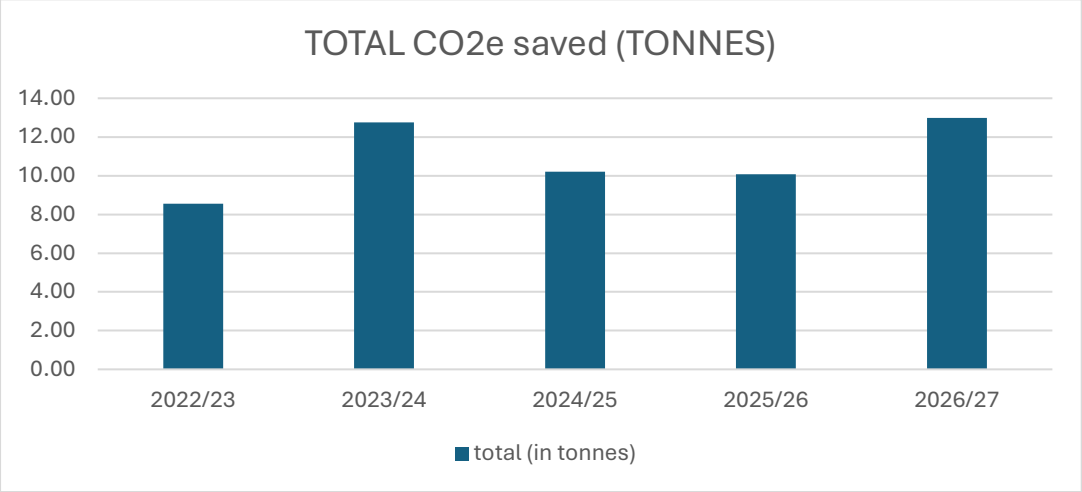
Data has been collected up until the end of October 2026.

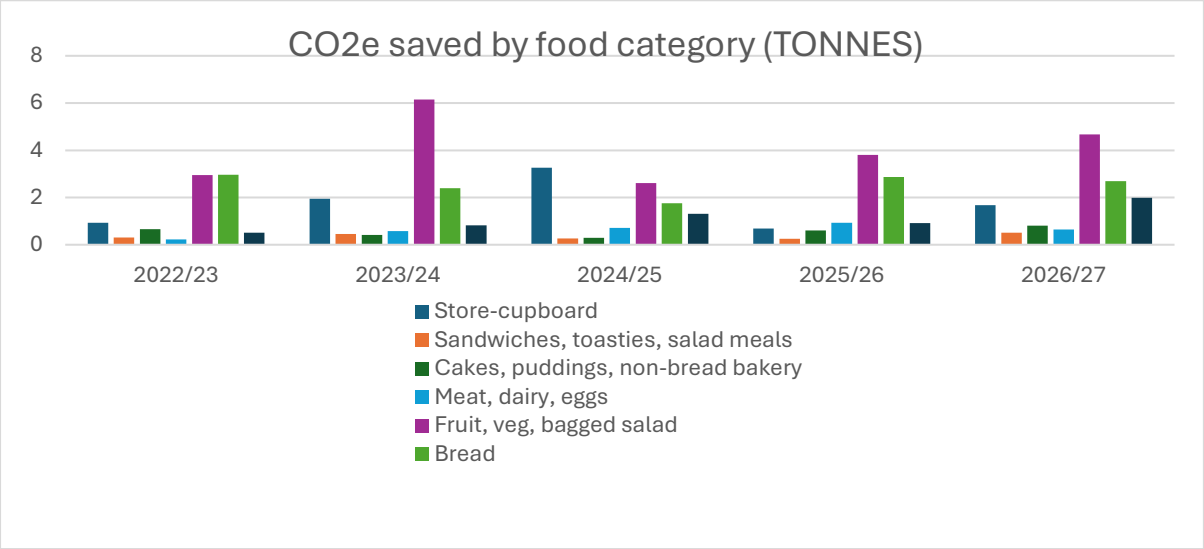
You will note that the 2026/27 chart has the highest amount of c02 saved in the last 5 years. This is 12.99 tonnes of food saved from going to landfill. The latest figure is approximately 52% higher than the 2022/23 baseline.

The data shows that overall carbon emissions have increased significantly over the five-year period, despite some improvements in individual food categories. There are also clear differences in which food categories contribute most to the total carbon footprint.

Fruit, vegetables and bagged salad represent the largest contributor to the overall carbon footprint, accounting for approximately 36% of emissions in 2026/27. Bread is the second-largest contributor at approximately 21%. Together, these categories account for over half of all reported emissions.

The emissions are fluctuating considerably year on year, but the overall trend is upwards.





Monthly energy data (kWh billed basis)

	26-27 Gas	26-27 Electricity	26-27 Diesel	26-27 Petrol
April	3525.70	20294.30	289	65
May	4786.80	19693.27	422	111
Jun	281.90	16156.38	342	74
Jul	1218.80	21637.70	446	117
Aug	1240.00	21258.00	335	56
Sep	0.00	19736.90	262	36
Oct	0.00	396.00	0	0
Nov	0.00	0.00	0	0
Dec	0.00	0.00	0	0
Jan	0.00	0.00	0	0
Feb	0.00	0.00	0	0
Mar				

This data gives an overview of energy consumption across the 2026/27 financial year, covering gas, electricity, diesel and petrol from April onwards.

1. Electricity consumption

Electricity appears to be the most consistently used energy source.

- April recorded 20,294.30 units.
- May decreased slightly to 19,693.27.
- June saw a further reduction to 16,156.38.
- Consumption increased again during July and August, reaching 21,637.70 in July.
- September and October remained relatively high.

2. Gas consumption

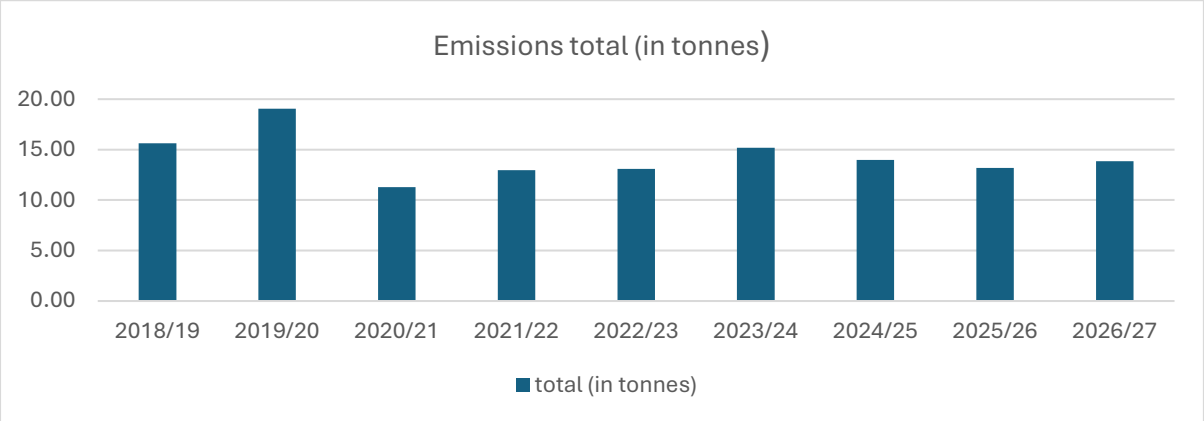
- May recorded the highest gas consumption at 4,786.80.
- Consumption dropped dramatically in June.
-

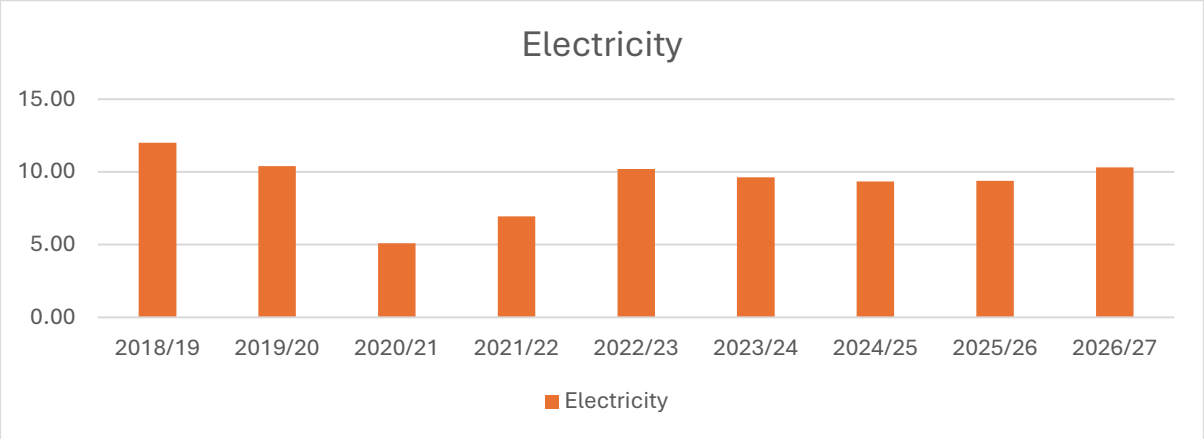
3. Diesel and petrol consumption

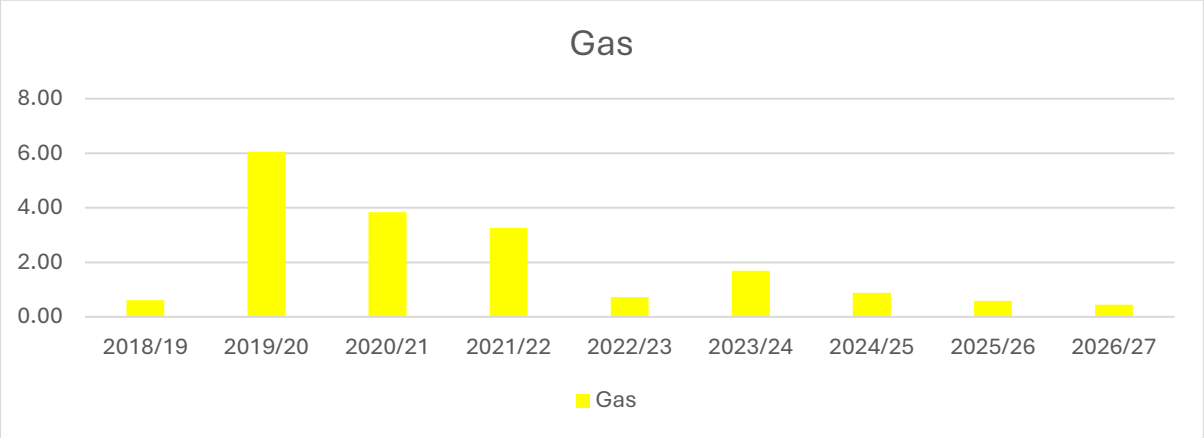
Diesel and petrol consumption both peaked in July before declining in August and September.

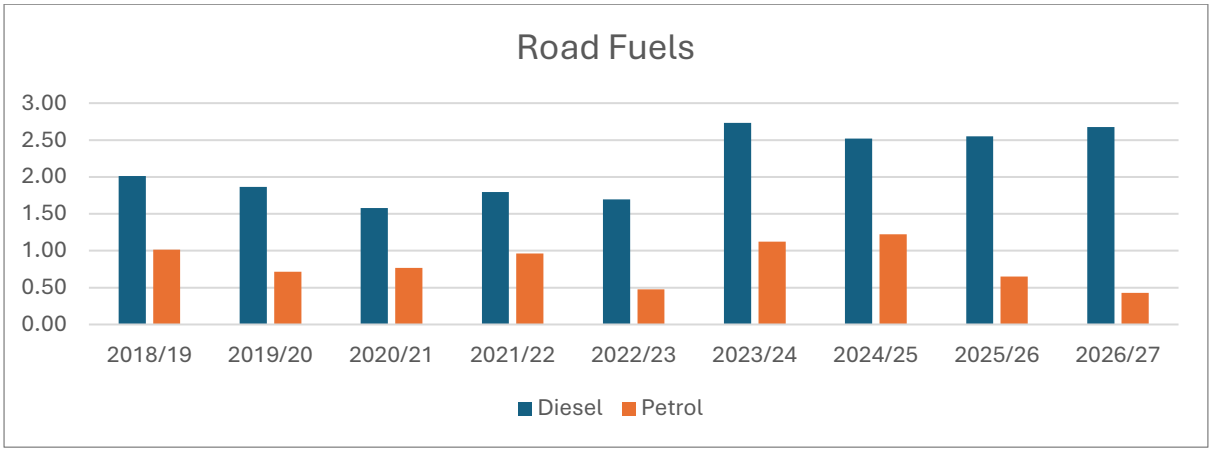
This could indicate reduced vehicle use, seasonal changes in activities or changes in transport requirements. The reduction is encouraging.

Quarterly Snapshots









This data provides a longer-term picture of carbon emissions from transport and energy use, covering 2018/19 to 2026/27.

The main finding is that emissions have reduced compared with the original 2018/19 baseline, but progress has fluctuated and there has been a recent increase. Electricity remains by far the largest contributor to the carbon footprint.

There are also some positive developments in petrol and gas emissions, although diesel emissions have increased.

- The highest emissions were recorded in 2019/20, at 19.04 tonnes.
- Emissions fell considerably in 2020/21 to 11.29 tonnes.
- Between 2021/22 and 2023/24, emissions generally increased.
- There were two consecutive years of reductions in 2024/25 and 2025/26.
- In 2026/27, emissions increased again by approximately 5.2%.

Jenna Berry

Community Wellbeing Development Officer

Drafted 3rd November 2026