WESTON-SUPER-MARE TOWN COUNCIL

WESTON-SUPER-MARE TOWN COUNCIL
MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE
HELD AT 32 WATERLOO STREET
WEDNESDAY 21st AUGUST 2024

Meeting Commenced: 7.00 pm
Meeting Concluded: 8.25 pm

PRESENT: Councillors Caroline Reynolds (Chair), Ray Armstrong, Joe Bambridge, Peter Crew (VC), Owen James, Justyna Peak-Michalowicz, Richard Tucker and Tim Taylor.

ALSO, IN ATTENDANCE: Samantha Bishop (Democratic Services Manager), Rebecca Saunders (Civic & Committee Officer), Steve Clarke (Arboricultualist Consultant) and Reece Sourter (Member of Public).

98	**Apologies for Absence and Notification of Substitution** None were received, it was noted that Councillors Martin Williams, John Carson and Jo Bambridge were absent from the meeting.
99	**Declarations of Interest** There were no declarations of interest received.
100	**Minutes of the previous Planning Committee Meeting held on 24th July 2024** The minutes from the previous meeting held on 24th July had been previously circulated. A spelling error was noted on page 2 paragraph 2 of (round to be replaced with Road). **PROPOSED BY:** Councillor Ray Armstrong **SECONDED BY:** Councillor Timothy Taylor **RESOLVED:** That with the above amendment, the minutes of the 24th July 2024 be approved and signed by the Chair. *7.02 pm Councillor Joe Bambridge joined the meeting*
	At this point in the meeting, the Chair brought forward items:

101 **8b Progress on Roadmap to Zero from Steve Clark (Jack Pine) and**
9. To consider the Green Infrastructure Strategy – To receive a verbal report from Steve Clark (Jack Pine) Arboricultualist Consultant

Steve Clark (Jack Pine) Arboricultualist Consultant reported that the Green Infrastructure had been written to enable the aim of the previous Climate Change Working Party to plant 10,000 trees by 2030 and to manage open spaces in the Town to increase bio diversity. Seeking approval to continue with strategy with the aim to:

- Work with Grounds Manager to explore planting in open spaces
- Write SMART (Specific Measurable Achievable Realistic Time Restrained) Objectives
- Compile net gain-which is now compulsory for Town Councils.
- Complete the document with measurable marks

It was suggested to coincide the Strategy with the Council's Play Strategy, currently being undertaken to include planting trees in parks to provide shade and maintaining hedgerows for safety, maintenance and addressing anti-social behaviour issues.

It was noted that North Somerset Council had an aim to plant 30,000 trees through the whole district, which included Weston-super-Mare and that further match funding from North Somerset Council had not been received.

PROPOSED BY: Councillor Peter Crew
SECONDED BY: Councillor Owen James

A vote was taken and **carried**

RESLOVED: To approve and continue with the Green Infrastructure Strategy, receiving bi-monthly updates.

7.29 pm The Chair thanked Steve Clark for his report and he left the meeting.

7.29 pm Councillor Justyna Pecak-Michalowicz left meeting.

102 **PLANNING**

Matters for Consideration

a) Disabled Parking Bays Applications

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

1. 170, Drove Road- No ward Councillors comments were received – No Objection

PROPOSED BY: Councillor Timothy Taylor
SECONDED BY: Councillor Owen James

A vote was taken and **carried**

7.32 pm Councillor Justyna Pecak-Michalowicz returned to the meeting.

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

103 **North Somerset Local Plan Update**

The current Local Plan link had been forwarded to members.

It was noted that this was held up by North Somerset Council's housing allocations and members were concerned regarding the current zero rated CIL (Community infrastructure levy) implications, on building in the town centre and whether this was to continue. It was noted that CIL funding for town councils was 15% and 25%, with a Neighbourhood Plan.

PROPOSED BY: Councillor Peter Crew
SECONDED BY: Councillor Joe Bambridge

A vote was taken and **carried**

RESOLVED: That the Chief Executive Officer/Town Clerk to write to the Chief Planning Officer on behalf of the Committee regarding their concerns on the current zero rated CIL funding on building in the town centre and whether this was to continue.

104 **Matters for Noting**

a) Street Trading

RESOLVED: That the Delegated Decision of No Objection taken for the Sea Shanty Event, taking place in the Italian Gardens Weston-super-Mare, between 2-4 August 2024 inclusive be noted.

b) Planning Application amendment

RESOLVED: That the Planning Application Amendment for 23/P/1669/RM – Weston Airfield Phase 2 Primary School Land South of the Runway,Haywood Village, WsM be noted.

105 **Planning Applications and other Planning Matters submitted to the Town Council for consideration.**

The Committee considered applications in respect of the weekly lists provided by North Somerset Council dated**:**

8.00 pm Councillor Justyna Pecak-Michalowicz left the meeting.

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a) 15th July – 21st July 2024
b) 22nd July – 28th July 2024
c) 29th July – 4th August 2024
d) 5th August – 11th August 2024

RESOLVED: That the Town Council's comments on planning applications be directly uploaded to '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

106 **Progress on the Roadmap to Zero**

a) The report of the Chief Executive Officer/Town Clerk had been previously circulated.

	Members noted that the previous role of Climate and Community Development Officer monitored the Roadmap to Zero statistics, which included the monitoring of utilities across all council sites, to understand the change in usage year on year. Following the removal of this role, the work was no longer carried out. The work was essential to understanding where the council was in relation to its goal of Carbon Neutral by 2030. The purpose of the report was to provide the current position (at the last evaluation date November 2023), and provide direction for ongoing monitoring. It was noted that the work done at 32 Waterloo Street and the Museum had worked towards the aim. The resilience of training only one volunteer was raised as a potential risk by a member. **RESOLVED:** To note actions to move forward with the administration and monitoring of the roadmap to zero
107	**To receive the Climate Data from Community Projects** Climate Data for the Community Fridge had been previously circulated. Members noted the report and requested to see a list of all community projects in motion at the next meeting. **RESOLVED:** 1. That the Climate Data report for the Community Fridge be received. 2. That a list of all Community Projects, showing their aims and progress be reported to the next meeting.
	There being no further business the Chair closed the meeting at 8.25 pm. Signed……Dated …… Chair of the Planning and Environment Committee

DISTRICT OF NORTH SOMERSET

PUBLIC HEALTH ACT 1925 SECTION 18

NAMING OF STREETS

NOTICE is given that North Somerset District Council, pursuant to the Public Health Act 1925 Section 18, intends to make an order assigning names to the streets or parts of the streets set out in the schedule below, and which are shown on a map in orange, pink and light blue which is also available for inspection at the offices of the council at Town Hall, Walliscote Grove Road, Weston-super-Mare, BS23 1UJ (please call 01275 888761 to make an appointment to view) and notice is further given that such order will be made on or after 13 day September 2024.

Any person aggrieved by the intended order may within 21 days after the date of this notice appeal to the Magistrates Court at The North Somerset Courthouse, The Hedges, St Georges, Weston-super-Mare, BS22 7BB somersetcrime@justice.gov.uk 01934 528700 against such order. Please note that to lodge a hearing the Magistrates Court will charge a fee.

SCHEDULE

PRESENT NAME OR DESCRIPTION AND SITUATION OF STREETS	PROPOSED NAMES
Street in orange approximately 430 metres in length. This street originates from an extended 'Westland Road' (dark blue line on map) and continues in an easterly, southerly, northerly and westerly direction.	**'Percival Grove'**
Street in pink approximately 212 metres in length. This street originates from an extended 'Westland Road' (dark blue line on map) and continues in an easterly, southerly and northerly direction.	**'Nissen Lane'**
Street in light blue approximately 259 metres in length. This street originates from an extended 'Brantly Street' (green line on map) and continues in an easterly, southerly and northerly direction.	**'Pillbox Walk'**
These names have been suggested as they reflect the former use of areas of the wider site.	

Dated this 22 day August 2024

Signed: Jason Beale, Building Control and Planning Service Development Manager

On behalf of the Director of Place and in accordance with Decision No 24/25 DP 38

Date: 5 September 2024
My Ref: 24/P/0653/FUH
Email: dmappeals@n-somerset.gov.uk
Website: www.n-somerset.gov.uk/contactplanning

Planning

Place Directorate
Post Point 19
North Somerset Council
Town Hall
Weston-super-Mare BS23 1UJ

Weston-super-Mare Town Council
Admin@wsm-tc.gov.uk

TOWN AND COUNTRY PLANNING ACT 1990
APPEAL UNDER S78 AGAINST REFUSAL OF A HOUSEHOLDER APPLICATION

Site Address:	8 Spring Valley, Weston-super-Mare, BS22 9AS
Description of development:	Retrospective application for the erection of 0.98m high timber fence atop existing 1m (pavement height) rear boundary wall.
Application reference:	24/P/0653/FUH
Appellant's name:	Mr Edward Rea
Appeal reference	APP/D0121/D/24/3349705
Appeal start date	3 September 2024

I am writing to let you know that an appeal has been made to the Planning Inspectorate against our decision to refuse to grant planning permission.

The appeal will be determined on the basis of **written representations.** The procedure to be followed, known as the Householder Appeals Service (HAS), is set out in Part 1 of the Town and Country Planning (Appeals) (Written Representation Procedure) (England) Regulations 2009.

As this appeal is proceeding under the **Householder Appeals Service**, there is no opportunity for you to submit further comments. However, we have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to withdraw any representations you made on the application, you must make this request to the Planning Inspectorate within 4 weeks of the above start date. You can do this by writing (quoting the appeal reference) to:

Zoe Day, The Planning Inspectorate, Room , Temple Quay House, 2 The Square, Bristol, BS1 6PN

The appeal documents can be inspected online on our website www.n-somerset.gov.uk, using the planning application number above. If you do not have access to the internet you can use our free terminals at these offices to view the file (9am – 5pm Monday to Friday and 9am – 4pm Saturday).

The Planning Inspectorate aims to deal with appeals following this procedure within 8 weeks of the appeal start date. When made, the decision will be published online at https://acp.planninginspectorate.gov.uk and our website.

If you need any further information about the appeals procedure, please visit our website at www.n-somerset.gov.uk or the https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal

Yours faithfully

Appeals Support Officer
North Somerset Council

Planning and Environment Committee 18th September 2024 AGENDA ITEM 6a

Applications Registered, Listed by Parish/Town Council

From: 12 August – 18 August 2024
Date Sent: 19 August 2024
21 day period ends: 10 September 2024

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 your information and your council can, if it chooses to do so, submit comments, which we will endeavour to consider.

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.

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	24/P/1019/FUL	Green Pastures Moor Lane Weston-super-Mare BS24 7LA Grid Ref: E 335207 N 161160	Demolition of existing garage and proposed erection of new single storey rear extension.	Anna Hayes	4 October 2024
Weston-super-Mare	24/P/1612/FUH	Flat C 6C Wilton Gardens Weston-super-Mare BS23 1XA Grid Ref: E 332001 N 161039	Proposed repairs to existing entrance stairway.	Catherine Shuker	7 October 2024
Weston-super-Mare	24/P/1614/TRCA	35 Trewartha Park Weston-super-Mare BS23 2RT Grid Ref: E 332608 N 161846	(T1) Oak tree whole crown lift by 3 metres due to touching the house roof. (T2) Cherry tree whole crown reduction by 2 metres.	James McCarthy	19 September 2024
Weston-super-Mare	24/P/1615/TRCA	3 Tichborne Road Weston-super-Mare BS23 2NS Grid Ref: E 332160 N 162185	(T1) Willow pollard by approx 2 metres back to previous points due to die back	James McCarthy	19 September 2024

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	24/P/1618/TRCA	Edingworth Mansions 2 Atlantic Road South Weston-super-Mare Grid Ref: E 331164 N 162166	(T1) Elm tree fell due to roots causing garden wall damage	James McCarthy	19 September 2024
Weston-super-Mare	24/P/1629/TRCA	2 Lower Kewstoke Road Weston-super-Mare BS22 9JA Grid Ref: E 335534 N 162982	1. Crown reduction 2m beech (stand of 9) 3. Crown reduction 2m cherry laurel. 9. Crown reduction 2m bay laurel. 13. Crown reduction 2m mirabelle plum. 14. Crown reduction 2m mirabelle plum. 15. Crown reduction 2m mirabelle plum. 20. Crown reduction 2m beech	James McCarthy	19 September 2024
Weston-super-Mare	24/P/1636/FUH	11 Brendon Avenue Weston-super-Mare BS23 2TE Grid Ref: E 332960 N 161933	Proposed erection of a first floor side extension and installation of 2no. rooflights.	Kyle Williams	3 October 2024
Weston-super-Mare	24/P/1649/TPO	27 Bramblewood Road Weston-super-Mare BS22 9LW Grid Ref: E 335368 N 163385	T1 - Sycamore, reduce lateral growth to suitable growth points close to the fence, approximately 1.5 - 2 meters.	James McCarthy	11 October 2024
Weston-super-Mare	24/P/1663/FUH	15 Fairfield Close Weston-super-Mare BS22 8EA Grid Ref: E 333929 N 162237	Demolition of the existing detached garage and proposed erection of a replacement two storey side extension.	Aniket Shinde	8 October 2024

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	24/P/1668/TRCA	16 All Saints Road Weston-super-Mare BS23 2NL Grid Ref: E 332046 N 161992	Ash, Holly and Holm Oak - Remove to ground level.	James McCarthy	26 September 2024
Weston-super-Mare	24/P/1669/FUH	14 Bleadon Hill Weston-super-Mare BS24 9JD Grid Ref: E 332772 N 158001	Proposed erection of a summerhouse to be set behind the boundary fence to the front of the property	Jason Mak	9 October 2024

Planning and Environment Committee 18th September 2024

AGENDA ITEM 6b

Applications Registered, Listed by Parish/Town Council

From: 19 August – 25 August 2024
Date Sent: 27 August 2024
21 day period ends: 17 September 2024

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	24/P/1577/FUL	19 Dumfries Place Weston-super-Mare BS23 4LQ Grid Ref: E 332501 N 160018	Proposed creation of a cable gully to facilitate the installation of an EV charging point.	Courteney Cox	8 October 2024
Weston-super-Mare	24/P/1627/FUH	24 Locking Road Weston-super-Mare BS23 3DF Grid Ref: E 332582 N 161213	Proposed widening of existing dropped kerb.	Catherine Shuker	14 October 2024
Weston-super-Mare	24/P/1659/FUH	298 Milton Road Weston-super-Mare BS22 8JW Grid Ref: E 334712 N 162216	Proposed extension of existing front and rear flat-roofed dormers.	Aniket Shinde	7 October 2024
Weston-super-Mare	24/P/1682/LBC	11 - 12 Claremont Crescent Weston-super-Mare BS23 2ED Grid Ref: E 330953 N 162145	Listed building consent for the proposed installation of external lighting, replacement of porch windows and internal reconfiguration including the demolition, erection and alteration of walls and doors.	Kyle Williams	10 October 2024

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	24/P/1685/LBC	11 - 12 Claremont Crescent Weston-super-Mare BS23 2ED Grid Ref: E 330953 N 162145	Listed building consent for the proposed removal and replacement of street-level front railings.	Kyle Williams	10 October 2024
Weston-super-Mare	24/P/1686/LBC	11 - 12 Claremont Crescent Weston-super-Mare BS23 2ED Grid Ref: E 330953 N 162145	Listed building consent for the proposed replacement of railings to the existing external steps alongside alterations to bin store capacity and door appearance.	Kyle Williams	10 October 2024
Weston-super-Mare	24/P/1728/AOC	Plot A5 At Junction Of Beaufighter Road And Cross Road Weston Business Quarter Weston-super-Mare BS24 8EE Grid Ref: E 334817 N 160585	Request to discharge condition numbers 5 (Drainage Scheme),6 (Detailed Designs of the Two Highway Accesses), 10 (Travel Plan) and 19 (Waste Storage Facilities) on application 21/P/1208/FUL		15 October 2024

Planning and Environment Committee 18th September 2024

AGENDA ITEM 6c

Applications Registered, listed by Parish/Town Council

From: 26 August – 1 September 2024
Date Sent: 2 September 2024
21 day period ends: 23 September 2024

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	24/P/1733/ADV	1B Gallagher Retail Park Marchfields Way Weston-super-Mare BS23 3YY Grid Ref: E 333187 N 160320	Advertisement consent for 1 no. internally LED illuminated fascia sign measuring 3m x 9m above the main entrance and 2no. internally LED illuminated signs measuring 2m x 4.25m be positioned either side of the main entrance.	Aniket Shinde	17 October 2024
Weston-super-Mare	24/P/1737/ADV	Howard Garages Weston Ltd Hildesheim Bridge Weston-super-Mare BS23 3PT Grid Ref: E 332634 N 161046	Advertisement consent for 4no. illuminated signs and 2no. non-illuminated signs.	Aniket Shinde	17 October 2024
Weston-super-Mare	24/P/1778/TEN	S/O 44 Worlebury Hill Road Weston-super-Mare BS22 9SZ Grid Ref: E 333783 N 162958	Notification under Regulation 5 of the Electronic Communications Code of the intention to install fixed line broadband apparatus comprising of the installation of 1no. 10m medium wooden pole. THIS IS NOT A PLANNING APPLICATION.	Molly Willmot	26 September 2024

Planning and Environment Committee 18th September 2024

AGENDA ITEM 6d

Applications Registered, Listed by Parish/Town Council

From: 2 September – 8 September 2024
Date Sent: 9 September 2024
21 day period ends: 30 September 2024

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	24/P/1701/TRCA	18B Albert Quadrant Weston-super-Mare BS23 2QY Grid Ref: E 332367 N 161834	T1: Remove dead cherry. T2: Reduce cherry by 2m in height and prune into shape by 1.5m.	James McCarthy	1 October 2024
Weston-super-Mare	24/P/1716/TRCA	Flat 4 Hibernia Mansions 7 Victoria Quadrant BS23 2QB Grid Ref: E 332094 N 161798	(T1) Baytree - whole crown reduction by 2 metres, whole crown lift by 3 metres and crown thin.	James McCarthy	2 October 2024
Weston-super-Mare	24/P/1739/FUL	Flat 1 1 Tower Walk Weston-super-Mare BS23 2JR Grid Ref: E 331601 N 162201	Proposed demolition of existing rear conservatory and erection of a single storey rear extension. Sub-division of existing 2-bed flat to form 2no. 1-bed flats. Erection of an outbuilding to the rear of the dwelling alongside alterations to 1no. side window.	Shane Burgess	29 October 2024
Weston-super-Mare	24/P/1773/TRCA	34 Montpelier Weston-super-Mare BS23 2RJ Grid Ref: E 332543 N 161938	T1 - Pitto Clearing building by 2 metres . T2 - Bay Reduce by 1.5m	James McCarthy	11 October 2024

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	24/P/1783/TRCA	13 Kew Road Weston-super-Mare BS23 2NR Grid Ref: E 332266 N 162227	T1 - Sweet Chestnut pollard by 2.5m	James McCarthy	11 October 2024
Weston-super-Mare	24/P/1785/TRCA	4A St Josephs Road Weston-super-Mare BS23 2NJ Grid Ref: E 332127 N 162113	T1 - Yew - crown reduction by up to 1m. T2 - Holm Oak - Crown reduction by up to 2m.	James McCarthy	14 October 2024
Weston-super-Mare	24/P/1820/FUH	27 Grove Road Milton Weston-super-Mare BS22 8EY Grid Ref: E 334272 N 162223	Proposed Hip-to-gable loft conversion with 1no. rear dormer, erection of a single storey rear extension and associated alterations.	Catherine Shuker	29 October 2024

AGENDA ITEM 7

WESTON-SUPER-MARE TOWN COUNCIL

Planning & Environmental Committee 18th September 2024
Community Projects and accompanying Climate Data Reports
Jenna Berry Well Being Officer

Tree and Plant Group

Steve Clark

We are working with the Tree Officers at North Somerset Council to plant trees in the community as part of our ongoing vision to plant 10,000 trees in the coming years. One of the main focusses at the moment in the fundraising sub-committee, which is aiming to get local businesses on board to help sponsor a tree. The members of the group have heavily supported We SEE trees and have had several action days over at their site to support and raise the profile of the work done there.

Big Worle - Edible trail

Weston super Mare Town Council are currently the Locally Trusted Organisation for Big Worle. Big Worle are a resident led group of people who work to improve the Worle community. For their final year of funding they have allocated funds to build an edible trail around Worle. Steve Clark is helping to map the route, source the trees and plant them by the end of October 2024. This will mean we will have fruit trees and bushes for people to pick their own fruit for years to come. This is part of their legacy along with a community garden project at Beckett School.

Ellenborough Park Yoga

This is the 2nd year that we've managed to secure funding to host Park Yoga in Ellenborough Park West. We were funded by 'Healthier with Nature' for £1500 to deliver yoga for free on Sunday mornings. Sessions took place between May and August this year and on average they had 94 people attend, with a total amount of 1400 taking part. We are currently sourcing funding to support this again in Spring/Summer 2025.

Fridge of free stuff - Community fridge

The 'Fridge of Free stuff' operates in The Sovereign Centre in Central Ward. Its main aim is to reduce food waste. We do this by collecting stock that supermarkets are going to 'waste' and distributing this to our community. We are currently open to the public 4 days a week and have an average of 92 visitors per day over a 2-3 hour period. Last month we saved 2584kg of food from going to waste. We currently have 25 Volunteers that collect and distribute the food.

Jenna Berry

Well Being Officer 11th September 2024