



WESTON-SUPER-MARE TOWN COUNCIL

**WESTON-SUPER-MARE TOWN COUNCIL
MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE
HELD AT 32 WATERLOO STREET ON
WEDNESDAY 13th NOVEMBER 2024**

Meeting Commenced: 7.00 pm

Meeting Concluded: 8.10 pm

PRESENT: Councillors Caroline Reynolds (Chair), Ray Armstrong, Joe Bambridge, Roger Bailey, Peter Crew, Justyna Peak-Michalowicz. Timothy Taylor, Richard Tucker and Martin Williams.

ALSO, IN ATTENDANCE: Sarah Pearse (Chief Executive Officer /Town Clerk) and Rebecca Saunders (Civic & Committee Officer).

186	Apologies for Absence and Notification of Substitution Apologies for absence were received from Councillors Martin Williams, substituted by Councillor Roger Bailey and Councillor John Carson with no substitute.
187	Declarations of Interest There were no declarations of interest received.
188	Minutes of the previous Planning Committee Meeting held on 16th October 2024 The minutes from the previous meeting held on 16th October 2024 had been previously circulated. PROPOSED BY: Councillor Peter Crew SECONDED BY: Councillor Timothy Taylor The Chair queried the missing updates for the energy report and Travel to work survey. The CEO/Town Clerk informed that updates on these items would be brought to a future meeting when the development department had more resource to collate the information and reminded the Committee that the was work previously carried out by the lost Climate and Community Development Officer position. RESOLVED: That the minutes of the 16th October 2024 be approved and signed by the Chair.

189	PLANNING Matters for Consideration There were none received.
190	Matters for Noting APP/D0121/W/24/3351085; Land to the rear of 37 Alma Street, Weston-Super-Mare, BS23 1RD; Erection of a flexible commercial building (Use Class E- Commercial, Business and Service), with associated infrastructure. RESOLVED: Noted.
191	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: a) 7th – 13th October 2024 b) 14th – 20th October 2024 c) 21st – 27th October 2024 d) 28th October – 3rd November 2024 The following applications were discussed 1446, 2010, 2011 ,2075 , 2124, 2185, 2162 , 2173,2242, 2263 & 2264. 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. Debate ensued regarding application 24/P/2162/R3 (Grove Park Toilets) highlighting the concerns raised by the Amenities Committee on 4th November. The Committee reviewed the response received from North Somerset Council (letter dated 29th October which The CEO circulated to the committee for their reference) coving the following points: • Design and Chosen Materials • Concerns regarding Anti-Social Behaviour • Location Chosen • Unisex/Single Sex allocation • Watergate units • Cost As there was no valid planning reason to decline the application although concerns raised were duly noted., it was therefore PROPOSED BY: Councillor Peter Crew SECONDED BY: Councillor Timothy Taylor A vote was taken and carried accordingly (7 for; 1 abstention (Councillor Roger Bailey)). RESOLVED: That the Town Council supports Planning application 24/P/2162/R3.

	ENVIRONMENTAL The Chair advised after discussion with the CEO/Town Clerk, that the Committee would receive Agenda items 8,9,10 & 11 separately, on a bi monthly basis in the future, starting with: <u>Meeting 1</u> Tree Management, Green Infrastructure Strategy Tree Planning Scheme to be received at the next meeting on 11th December 2024, <u>Meeting 2</u> Roadmap to Zero Town Centre Cycle Parking Any other related environmental considerations submitted to the following meeting on 8th January 2025. <i>8.02 pm Councillor Peter Crew left the meeting.</i>
192	Town Centre Parking The CEO/Town Clerk reported no further update at this stage and that the item would be brought back to a future meeting. RESLOVED: To defer the item to the following meeting. <i>8.07 pm Councillor Peter Crew re-joined the meeting.</i>
193	Tree Management The CEO/Town Clerk reported no further update at this stage and that the item would be brought back to a future meeting. RESLOVED: That Steve Clark the Arboricultural Consultant bring an update to the next Planning & Environmental Committee Meeting on the 8th January 2025.
194	Update on the Roadmap to Zero The CEO/Town Clerk reported no further update at this stage and that the item would be brought back to a future meeting. RESLOVED: That an Update Report to be brought to the Planning & Environment Committee on 8th January 2025.
195	Green Infrastructure Strategy Update The CEO/Town Clerk reported no further update at this stage and that the item would be brought back to a future meeting. RESLOVED: That Steve Clark the Arboricultural Consultant bring an update to the next Planning & Environmental Committee Meeting on the 8th January 2025.

196	Tree Planning Scheme The CEO/Town Clerk reported no further update at this stage and that the item would be brought back to a future meeting. RESLOVED: That Steve Clark the Arboricultural Consultant bring an update to the next Planning & Environmental Committee Meeting on the 8th January 2025.
	There being no further business the Chair closed the meeting at 8.10 pm. Signed.....Dated Chair of the Planning and Environment Committee

Date: 27 November 2024
My Ref: 24/P/0472/FUL
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 SECTION 78

30 128 1120

Site Address:	Churchill Road Business Centre , Churchill Road, Weston-super-Mare
Description of development:	The change of use of a proportion of first floor from Class E (gym) use to 1 No. 3-bed C3 residential unit and the conversion of roof space, with formation of gable ends to east and west elevations, to form second floor with 2no 1-bed C3 residential units. Dormer introduced to the north roof slope. Existing Class E use to be retained to ground floor and part first floor.
Application Reference:	24/P/0472/FUL
Appellant's Name:	Mr N Moffatt
Appeal Reference	APP/D0121/W/24/3355032

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 is set out in Part 2 of The Town and Country Planning (Appeals) (Written Representations Procedure)(England) Regulations 2009, as amended. This means that we and the appellant will write a statement setting out our cases. We will provide each other with a copy of these, as well as the Planning Inspector.

We will forward any comments you made on the planning application directly to the Planning Inspectorate, as well as the appellant. These will be considered by the Planning Inspector when determining the appeal.

If you wish to make further comments, or modify/withdraw your previous representation, you can do so on-line at <https://acp.planninginspectorate.gov.uk/> If you do not have access to the internet, please send **three** copies to:-

Rachel Owen, The Planning Inspectorate, Room , Temple Quay House, 2 The Square, Bristol, BS1 6PN Tel: 0303 444 5467

All representations must be received by 27 December 2024. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning

Inspectorate does not acknowledge representations. **All representations must quote the appeal reference.**

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

Your comments will be displayed on our website so please consider carefully what you say. You should not include any personal information about an individual without first having received their express written consent.

If you consider that the Planning Inspector needs to view the appeal site from your property or land as well, you should include this request in your letter.

When made, the decision will be published on-line at <https://acp.planninginspectorate.gov.uk>, normally within 2 months of the site visit.

The appeal documents are available for viewing on our website www.n-somerset.gov.uk via the planning application number quoted in my reference. If you do not access to the internet you may use the free internet terminals at these offices (9am – 5pm Monday to Friday and 9am – 4pm Saturday).

If you require further information about the process of an appeal the Planning Inspectorate has a booklet entitled “Guide to taking part in planning appeals”, which is available free of charge from GOV.UK website at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>

Appeals Support Officer

North Somerset Council



Order

NORTH SOMERSET COUNCIL Weston AC Christmas Cracker 10k Race 2024 ROAD TRAFFIC (SPECIAL EVENTS) ACT 1994 ROAD TRAFFIC REGULATION ACT 1984 - SECTION 16A 15th December 2024

TEMPORARY PROHIBITION OF USE BY VEHICLES IN THE PARISH OF WESTON SUPER MARE

Whereas the North Somerset Council (hereinafter referred to as "the Council"), being the highway authority for the lengths of roads listed in the Schedule to this Order in North Somerset (hereinafter called "the Highways") is satisfied that traffic on the Highways should be restricted and has today made an order under Section 16A of the Road Traffic Regulation Act 1984 as inserted by Section 1 of the Road Traffic (Special Events) Regulation Act 1994 to facilitate the holding of Weston AC Christmas Cracker 10k Race which will prohibit the use of certain roads shown in the schedule below.

**This order will come into effect at 11:00 on
15th December 2024 and will continue in force until 13:00 on
15th December 2024.**

1. No person shall cause any vehicle to proceed on the Highways listed in the Schedule to this Order.
2. Nothing in article 1 to this Order shall apply to anything done with the permission of or at the direction of a constable in uniform or to any vehicle being used for police, fire brigade or ambulance purposes or to a statutory undertakers's vehicle being used in a case of emergency, or to an authorised vehicle in connection with the event.

During the period of this order alternative route will be via Windwhistle Road, Bridgwater Road, Devonshire Road, Drove Road, Hildesheim Bridge, Sunnyside Road North, Francis Fox Road, Station Approach, Station Road, Walliscote Road, The Centre, Oxford Street, Beach Road

Should you require further information please contact the Highways & Transport Network Management Team on 01934 888802.

North Somerset Council,
Town Hall, Walliscote Grove Rd.
Weston-super-Mare
BS23 1UJ

For further information relating to this notice go to www.n-somerset.gov.uk/roadworks

Given under the Common Seal of the North Somerset Council.

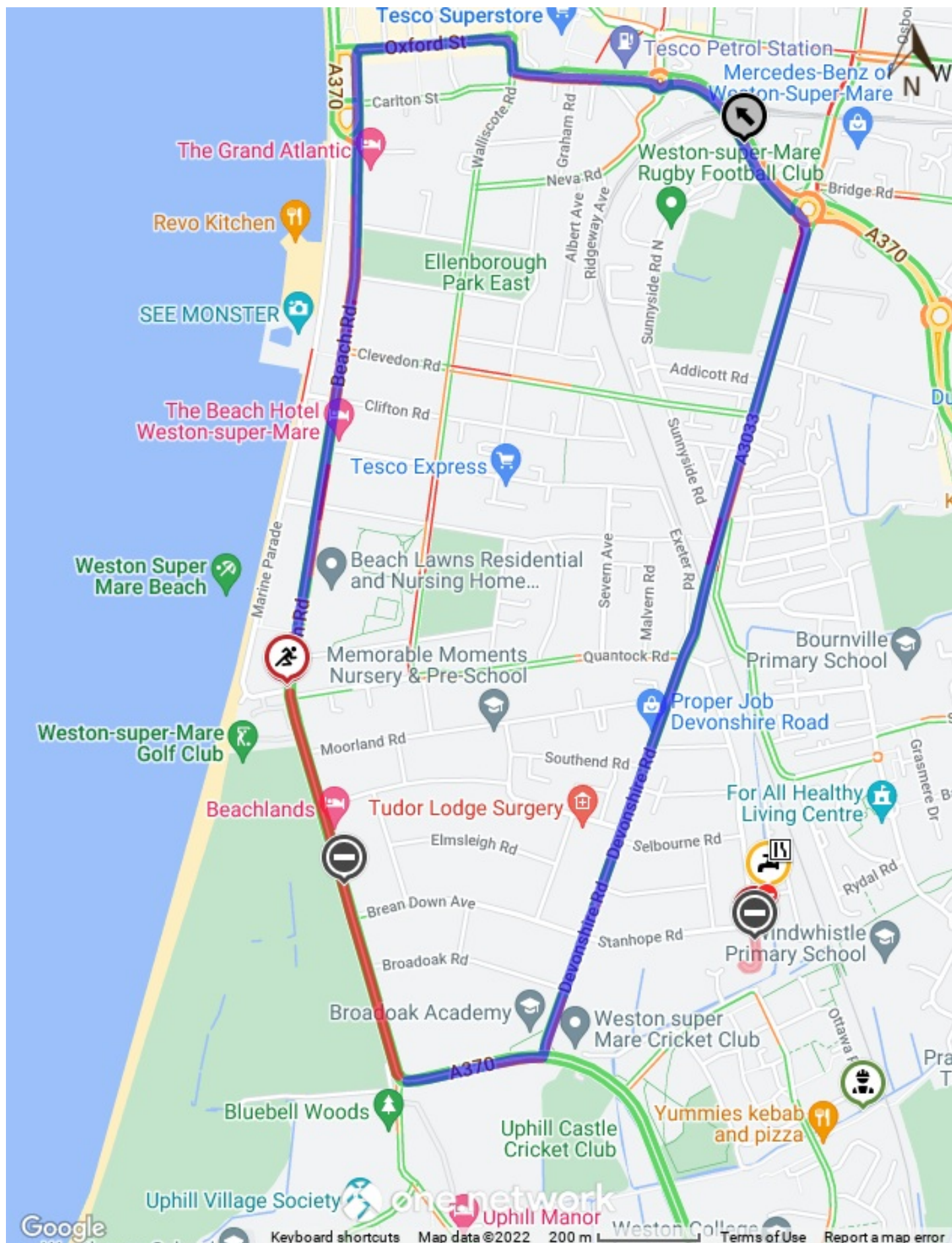
THE COMMON SEAL of)
the DISTRICT COUNCIL)
of NORTH SOMERSET)
was hereunto affixed in)
the presence of :-)

N P BRAIN

ASSISTANT DIRECTOR GOVERNANCE AND
MONITORING OFFICER

SCHEDULE

Uphill Road North - for its full extent



Applications Registered, Listed by Parish/Town Council**From:** 4 November – 10 November 2024**Date Sent:** 11 November 2024**21 day period ends:** 2 December 2024

Weston-super-Mare	24/P/2241/LDP	The Mays Albert Avenue Weston-super-Mare BS23 1YJ	Certificate of lawful development for the proposed installation of an Air Source Heat pump on a flat section of roof to the rear.	Molly Willmot	1 January 2025
		Grid Ref: E 332200 N 160873			
Weston-super-Mare	24/P/2240/TPO	41 Monks Hill Weston-super-Mare BS22 9RQ	T1 - Macropcarpa - remove deadwood and snapped limbs. T2 - Yew- Fell. G1 - crown reduce front row of group to previous pruning points approx 1.5m	James McCarthy	1 January 2025
		Grid Ref: E 333623 N 163257			
Weston-super-Mare	24/P/2268/TRCA	2 Eastcombe Road Weston-super-Mare BS23 2TG	(T1) Magnolia - fell	James McCarthy	9 December 2024
		Grid Ref: E 332831 N 162207			

Weston-super-Mare	24/P/2271/TRCA	Flat 2 Compton Mansions 3 Paragon Road Weston-super-Mare BS23 2DA	(T1) Laurel tree cut down to ground level	James McCarthy	10 December 2024
		Grid Ref: E 331116 N 162161			
Weston-super-Mare	24/P/2279/TRCA	92 Clifton Road Weston-super-Mare BS23 1BP	Removal of one large Palm tree (only tree) in back garden	James McCarthy	10 December 2024
		Grid Ref: E 332262 N 160436			
Weston-super-Mare	24/P/2299/TRCA	27 Montpelier Weston-super-Mare BS23 2RN	T1: Crown raise holly tree 1m above the building. T2: Crown raise oak tree 1m above the building. T3: Crown raise prunus tree over the entrance sign and reduce by 1m. T4: Remove dead laburnum tree. T5-T6-T7: Reduce three macrocarpa tree by 1m and crown raise to 4m	James McCarthy	12 December 2024
		Grid Ref: E 332461 N 162058			
Weston-super-Mare	24/P/2315/ADV	Spider Lane Royal Parade Weston-super-Mare	Advertisement consent for 2no. new non-illuminated double-sided circular way finding signs; to include 1no. hanging sign at the entrance to Spider Lane next to Weston College, and 1no. fixed mounted sign to a lamp-post on the highway (Royal Parade).	Charlotte Hughes	2 January 2025
		Grid Ref: E 331696 N 161639			

Weston-super-Mare	24/P/2316/R32	Between 115 And 124 High Street Weston-super-Mare BS23 1HQ Grid Ref: E 331880 N 161700	Removal of existing hanging sign and erection of a pole-mounted hanging sign in place.	Kyle Williams	26 December 2024
Weston-super-Mare	24/P/2320/FUH	8 Milton Brow Weston-super-Mare BS22 8DB Grid Ref: E 334012 N 162496	Proposed erection of a first floor rear extension and formation of off street parking and dropped kerb.	Charlotte Hughes	1 January 2025
Weston-super-Mare	24/P/2321/TPO	93 Church Road Worle Weston-super-Mare BS22 9EA Grid Ref: E 335086 N 162892	T1 (Macrocarpa) and T2 (Poplar) - General pruning to remove dead, damaged or crossing branches reduce by an approx 2m.	James McCarthy	1 January 2025
Weston-super-Mare	24/P/2336/TRCA	47 Bristol Road Lower Weston-super-Mare BS23 2PX Grid Ref: E 332286 N 162187	T1 Sycamore pollard back to original pollard points. T2 Sycamore pollard back to original pollard points .T3 Sycamore pollard back to original pollard points. T4 Sycamore pollard back to original pollard points. T5 Cherry Tree reduction of 50cm up to 80cm depending on suitable growth points - cherry branches currently 3 meters from main trunk.	James McCarthy	18 December 2024

Weston-super-Mare	24/P/2350/FUH	16 Fowey Road Weston-super-Mare BS22 7ST	Demolition of the existing side conservatory and proposed erection of a replacement single storey side attached garage.	Kyle Williams	1 January 2025
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Grid Ref: E 336395 N 163877

Applications Registered, Listed by Parish/Town Council**From:** 11 November – 17 November 2024**Date Sent:** 18 November 2024**21 day period ends:** 9 December 2024

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	24/P/2308/FUL	54 Coleridge Road Weston-super-Mare BS23 3UL Grid Ref: E 333251 N 159542	Sub-division of dwellinghouse and annex to 2no. dwellinghouses.	Anna Hayes	3 January 2025
Weston-super-Mare	24/P/2362/FUH	18 Thornbury Drive Uphill Weston-super-Mare BS23 4YH Grid Ref: E 331429 N 158575	Proposed demolition of existing rear conservatory and erection of a single storey extension in-place. Installation of 1no. new window to the East elevation.	Catherine Shuker	1 January 2025
Weston-super-Mare	24/P/2367/FUH	39 Lyefield Road Weston-super-Mare BS22 9NX Grid Ref: E 335466 N 163799	Proposed erection of a single-storey rear extension and extension and alteration to the existing rear loft dormer. Erection of a new entrance porch and new replacement rooflights.	Catherine Shuker	2 January 2025

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	24/P/2385/FUL	68 Beach Road Weston-super-Mare BS23 4BG Grid Ref: E 331704 N 160120	Erection of 1no. detached dwelling following demolition of a detached garage block	Anna Hayes	9 January 2025
Weston-super-Mare	24/P/2389/FUH	21 Chesham Road North Weston-super-Mare BS22 8AD Grid Ref: E 333770 N 161790	Proposed demolition of existing rear extension and erection of a replacement single storey rear extension.	Charlotte Hughes	7 January 2025
Weston-super-Mare	24/P/2395/TEN	9 Woodcliff Avenue Weston-super-Mare BS22 8LA Grid Ref: E 334413 N 162415	Notification under Regulation 5 of the Electronic Communications Code of the intention to install fixed line broadband apparatus comprising of the installation of 1no. 11m medium wooden pole. THIS IS NOT A PLANNING APPLICATION.	Molly Willmot	10 December 2024
Weston-super-Mare	24/P/2396/TEN	37 St Davids Close Weston-super-Mare BS22 9SJ Grid Ref: E 333529 N 162980	Notification under Regulation 5 of the Electronic Communications Code of the intention to install fixed line broadband apparatus comprising of the installation of 1no. 11m medium wooden pole. THIS IS NOT A PLANNING APPLICATION.	Molly Willmot	10 December 2024
Weston-super-Mare	24/P/2397/TEN	19 Worlebury Hill Road Weston-super-Mare BS22 9SG Grid Ref: E 333398 N 162764	Notification under Regulation 5 of the Electronic Communications Code of the intention to install fixed line broadband apparatus comprising of the installation of 1no. 11m medium wooden pole. THIS IS NOT A PLANNING APPLICATION.	Molly Willmot	10 December 2024

Applications Registered, Listed by Parish/Town Council**From:** 18 November – 24 November 2024**Date Sent:** 25 November 2024**21 day period ends:** 16 December 2024

Weston-super-Mare	24/P/2386/FUL	Land At Weston Business Park Lanays Drove Locking Weston-super-Mare BS24 8RA	Erection of a freestanding drive-thru restaurant, landscaping, car parking and associated works, including Customer Order Displays	Neil Underhay	14 January 2025
		Grid Ref: E 335240 N 160329			
Weston-super-Mare	24/P/2400/CM2A	53 Whitecross Road Weston-super-Mare BS23 1EJ	Prior approval for change of use of ground floor shop to form 2no. two bedroom flats	Courteney Cox	15 January 2025
		Grid Ref: E 332097 N 160460			
Weston-super-Mare	24/P/2422/FUH	7 Manor Valley Weston-super-Mare BS23 2SY	Proposed erection a new below floor level garage with driveway and dropped kerb and erection of a single storey ground floor side extension above the new garage to include external steps from garage level to rear garden level and steps in rear garden up to the existing ground floor rear doors.	Catherine Shuker	13 January 2025
		Grid Ref: E 333063 N 162130			
Weston-super-Mare	24/P/2435/AOC	14- 13 Claremont Crescent Weston-super-Mare BS23 2ED	Request to discharge condition number 5 (Details of Natural Facing Stone to be used) on application 24/P/0183/LBC	Kyle Williams	14 January 2025
		Grid Ref: E 330967 N 162133			

Applications Registered, Listed by Parish/Town Council**From:** 25 November – 1 December 2024**Date Sent:** 2 December 2024**21 day period ends:** 23 December 2024

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	24/P/2125/FUL	Rear Ground Floor 10 Walliscote Road Weston-super-Mare BS23 1UG Grid Ref: E 332091 N 161303	Change of use of rear part of ground floor retail unit to one-bedroom dwelling	Kyle Williams	22 January 2025
Weston-super-Mare	24/P/2291/HHPA	279 Worle Moor Road Weston-super-Mare BS24 7JB Grid Ref: E 335106 N 161215	Prior approval request for the erection of a single storey rear extension with a pitched/lean to roof that would 1) extend beyond the rear wall of the original house by 3.4 metres; 2) have a maximum height of 3.5 metres and 3) have eaves that are 2.30 metres high	Catherine Shuker	10 December 2024
Weston-super-Mare	24/P/2357/FUH	74 Spring Hill Weston-super-Mare BS22 9AX Grid Ref: E 334529 N 162540	Proposed erection of a single story rear extension with terrace above.	Charlotte Hughes	21 January 2025

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	24/P/2420/TRCA	4 Eastcombe Road Weston-super-Mare BS23 2TG Grid Ref: E 332832 N 162225	(T1) Holly - Cut down to ground level.	James McCarthy	30 December 2024
Weston-super-Mare	24/P/2434/FUH	42 Mansfield Avenue Weston-super-Mare BS23 2YD Grid Ref: E 333566 N 161609	Proposed erection of a ground floor rear and side extension and roof extension with 1no. rear flat roof dormer and 1no. additional rooflight to the front elevation.	Catherine Shuker	22 January 2025
Weston-super-Mare	24/P/2454/SCON	RNLI Lifeboat Station Birnbeck Island Birnbeck Road Weston-super-Mare BS23 2BN Grid Ref: E 330569 N 162539	Consultation request from Marine Management Organisation on an application (MLA/2024/00518) for a licence under Part 4 of the Marine and Coastal Access Act 2009 for proposed Birnbeck Pier and Birnbeck Island works.	Phillip Anelay	11 December 2024
Weston-super-Mare	24/P/2461/TRCA	98 Walliscote Road Weston-super-Mare Grid Ref: E 331926 N 160364	T1 - Sycamore - Dismantle to ground level T2 - Sycamore - Dismantle to ground level.	James McCarthy	6 January 2025

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	24/P/2463/TRCA	79A Bristol Road Lower Weston-super-Mare BS23 2TW Grid Ref: E 332936 N 162196	T1 - Copper Beech - Whole crown reduction to previous points, approximately 1.5 meters of growth to be removed.	James McCarthy	6 January 2025
Weston-super-Mare	24/P/2464/TRCA	4 Severn Road Weston-super-Mare BS23 1DN Grid Ref: E 331833 N 160404	T1 - Ornamental pear - . Reduce the South side by 4 meters and reduce the remaining crown by 1.5 meters.	James McCarthy	6 January 2025
Weston-super-Mare	24/P/2465/TRCA	15 Brean Down Avenue Weston-super-Mare BS23 4JH Grid Ref: E 331988 N 159560	T1 - Silver birch - reduce lateral growth towards property by 1 - 1.5 meters. T2 - Evergreen magnolia - reduce 1 - 1.5 meters.	James McCarthy	6 January 2025
Weston-super-Mare	24/P/2493/NMA	Plot A6 Weston Business Quarter Beaufighter Road Weston-super-Mare Grid Ref: E 334641 N 160584	Non-material amendment to application 22/P/1003/FUL (Erection of building incorporating offices, a maintenance warehouse, containing three workshop bays, a paint bay, and an MOT testing drive through bay. Erection of external wash station and refuelling station; Coach parking, staff parking and associated landscaping) to allow for the coach wash unit to be moved approximately two yards from the boundary into the site and the refuelling station to be relocated within the site to allow ease of access by the coaches from a safety perspective.	Sally Evans	24 December 2024

Parish	Application Number	Location	Proposal	Case Officer	Target Date
Weston-super-Mare	24/P/2503/CM2A	131 High Street Weston-super-Mare BS23 1HN	Prior approval for conversion of vacant retail unit (Use Class E) on ground, mezzanine and first floors to create 5no. studio apartments	Anna Hayes	22 January 2025

Grid Ref: E 331893 N 161770

Report of the Arboricultural Consultant**Tree Consultant's Report**

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

Tree Management:

Tree surgery work for the tree maintenance programme has been carried out in Milton Road Cemetery and Byron Rec.

The remaining tree work will be carried out between January – March 2025 in Milton Road Cemetery, the Water Park, Ellenborough Parks East & West, Millenium Green, Kew Stoke allotment and Hutton Moor allotment.

The In Leaf inspections were completed during the summer, and the annual tree inspections will take place between January – March 2025.

Tree planting in Milton Road Cemetery will take place on December 12th. There are other donated trees to plant on other sites.

Green Infrastructure Strategy:

In discussion with the Forest of Avon Trust (FoAT), it has been decided to commence work on the application for Trees for Climate funding in the new financial year with a view to planting across the Town Council's sites in the autumn of 2025.

The Grounds Manager and the Arboricultural Consultant are meeting to assess potential planting opportunities on WSMTC managed sites on December 16th. It is anticipated that this process will require additional time over the winter in order to have the proposals ready for meeting with FoAT in the spring of 2025.

A review of the Green Infrastructure Strategy and progress on creating the Action Plan to implement the strategy will commence in January 2025.

Tree Planting Scheme:

Initial costings to facilitate the proposed Tree Planting Scheme have been provided are included in a separate agenda item.

Tree and Plant Group:

The minutes of the latest Tree & Plant Group meeting are not currently available. However, the key points from the meeting are:

- NSC will be concentrating their tree planting programme in Weston this winter.
- Big Worle have received funding to plant approx. 180 trees this winter.
- A fund-raising sub-committee has been created to raise funds for tree planting schemes around the town.
- The group aims to achieve accreditation as a community arboretum for Weston - <https://www.arbnet.org/arboretum-accreditation-program>

- A lot of work has been put in by volunteers to reinvigorate planters and flower beds around the town. More formal support is being agreed with WSMTC.



Planning and Environmental Committee 11th December 2024

Tree Planting Scheme – Business Case

Report from the Senior Development Officer

1. Purpose and Background of Report

There are several options within a tree planting and management programme:

1. Work with community organisations and partners, such as the Civic Society, to match fund their tree planting by way of providing the ongoing maintenance. This option recognises that there are other community groups which may want to donate trees, as well as the Civic Society.
2. Plant and maintain trees within our own land. This would require using the allocated funds solely, without North Somerset Council or another organisation match funding. As this was a requirement of the original allocated funds, a decision will be required to overrule this resolution.

As per resolution from the Planning and Environment Committee on the 16th October, we will consider both possibilities within this document.

Both options will include the same purchase and maintenance costs, so the following information will reflect this. Where the two options will differ is the potential tree planting yield, as option 1 would essentially double the available budget.

Financial Planning

The financial considerations of the planting and management scheme are three-fold:

1. Cost to plant trees – to include the saplings, labour, materials (e.g. stakes) and associated consultancy (Jack Pine Ltd time).
2. Ongoing maintenance and management of trees – to include management planning (Jack Pine Ltd time), watering and any remedial works
3. Potential income streams – either through grant funding or hiring out maintenance and management services to other local councils.

With this in mind, we are able to establish a budget for tree planting based on available funds:

Expenditure



WESTON-SUPER-MARE TOWN COUNCIL

No.	Cost Heading	Option One – Community Match funded	Option Two – TC Only	Carried out by
1	Planting			
1.1	Consultancy work prior to planting	[insert Jack Pine Ltd fee for selecting tree and identifying planting areas in line with the community and planning and environment committee]	[insert Jack Pine Ltd fee for selecting tree and identifying planting areas in line with the planning and environment committee]	Jack Pine Ltd
1.2	Purchase of a tree	[insert cost options for a couple of different trees. Divide by 2]	[insert cost options for a couple of different trees]	Jack Pine Ltd / Grounds Team
1.3	Material costs	[insert approximate materials costs e.g. soil, stakes etc]	[insert approximate materials costs e.g. soil, stakes etc]	Jack Pine Ltd / Grounds Team
1.4	Planting Cost	[insert planting costs]	[insert planting costs]	Jack Pine Ltd / Grounds Team
2	Maintenance and Management			
2.1	Watering Costs	[insert approximate watering costs in line with tree planted]	[insert approximate watering costs in line with tree planted]	Grounds Team / outsourced if required
2.2	Consultancy costs	[insert Jack Pine Ltd costs for ongoing management of tree stock]	[insert Jack Pine Ltd costs for ongoing management of tree stock]	Jack Pine Ltd
2.3	Tree Pruning Costs	[insert tree pruning costs in line with trees planted – 1.2]	[insert tree pruning costs in line with trees planted – 1.2]	Grounds Team



WESTON-SUPER-MARE TOWN COUNCIL

No.	Cost Heading	Option One – Community Match funded	Option Two – TC Only	Carried out by
2.4	Remedial works costs	[identify some potential issues which may arise and identify pot for mitigation of risks]	[identify some potential issues which may arise and identify pot for mitigation of risks]	Jack Pine Ltd / Blagdon Tree Surgeons

Income

Grant funding identified:

Cost of tree maintenance packages for other TCs.

2. Options for Council**3. Reason for Recommendation**

In order to meet council targets for tree planting, whilst supporting the ambition of Carbon Neutral by 2030.

4. Expected Benefits**5. Implications****5.1. Legal****5.2. Risks****5.3. Financial Implications****5.4. Timescales****5.5. Stakeholders**



5.6. Contractors

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

5.8. Biodiversity (councils have a legal duty to consider impact)

5.9. Privacy Impact (consider Privacy Impact assessment)

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

6. Appendices

7. Members are recommended to:

1. Provide direction as to options 1 and 2, whether there is a preference, or a mixed approach would be preferred.

Molly Matthews

Senior Development Officer

2nd December 2024