



WESTON-SUPER-MARE TOWN COUNCIL

**WESTON-SUPER-MARE TOWN COUNCIL
MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE
HELD AT 32 WATERLOO STREET ON
WEDNESDAY 20th AUGUST 2025**

Meeting Commenced: 7.00 pm

Meeting Concluded: 8.27 pm

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

ALSO, IN ATTENDANCE: Councillor Roger Bailey, Sarah Pearce (CEO/Town Clerk), Samantha Bishop (Democratic Services Manager), Alison Garner (Democratic Services Officer) and a member of the public (joined at 7.38pm).

130	Apologies for Absence and Notification of Substitution Apologies were received from Councillors Catherine Gibbons and John Carson with no substitutions.
131	Declarations of Interest There were no declarations of interest received.
132	Minutes of the previous Planning and Environment Committee Meeting held on 23rd July 2025 The minutes from the previous meeting held on 23 rd July 2025 had been previously circulated. A present tense spelling amendment on minute number 102 to change 'considered' to 'consider' was noted. PROPOSED BY: Councillor Ray Armstrong SECONDED BY: Councillor Peter Crew RESOLVED: That minutes of the 23 rd July 2025 be approved and signed by the Chair.

133	<p>Committee Forward Plan for the year 2025/26</p> <p>Members were requested to view the Town Council's Strategy and provide direction and requirements to be included in a Forward Plan. Plan Disk committee overview, viewed at the meeting.</p> <p>RESOLVED: Noted</p>
134	<p>PLANNING</p> <p>Planning Applications and other Planning Matters submitted to the Town Council for consideration.</p> <p>Matters for Consideration</p> <p>a) Advisory disabled parking bay applications – previously circulated to ward councillors for comment</p> <p>The committee considered the following application, noting ward councillors' and members of the public comments received:</p> <p style="padding-left: 40px;">6 Exeter Road, Weston-super-Mare, BS23 4DA - SUPPORT</p> <p>134.1 RESOLVED: To inform North Somerset Council of the Town Council's response.</p> <p>b) Consultation on Forthcoming Planning Application - The Sandringham Hotel, W-s-M, previously circulated to ward councillors for comment</p> <p>It was noted that this was a pre planning application with a new ownership and members commented how it complimented the sea front street scene flowing nicely into Winter Gardens.</p> <p>134.2 RESOLVED: That the consultation on the application be noted and that all members be sent the information.</p> <p>c) Revised plans - 25/P/0859/FUL - Land On South Side Of Bransby Way, West Of Heron Moor School, Weston-super-Mare, previously circulated to ward councillors for comment</p> <p>134.3 RESOLVED: That the revised plans including the addition of fencing be noted.</p>
135	<p>Matters for Noting:</p> <p>a) SNN5226 Two Street Names Needed for Development at the Former Airfield, Weston-super-Mare Phase H16 Part 3, previously circulated to the Chair and Vice Chair for comment - under Standing Order 5.3 - delegated power.</p> <p>It was noted that due to annual leave, comments from the Chair had only been received the previous day of no objection to the proposed street names.</p> <p>RESOLVED: That the two proposed street names as follows: Brabazon Park and Messenger Meadows were supported by the committee and North Somerset Council were to be informed of the Town Council's response.</p>

136 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) 14-20 July 2025
- b) 21-27 July 2025
- c) 28 July – 3 August 2025
- d) 4 – 8 August 2025

<i>Application Number</i>	<i>Comments</i>
1106	SUPPORT- <i>The Council supports this application in principle, but recommends that the following conditions or amendments be considered before approval:</i> <ul style="list-style-type: none">• That materials used are sympathetic to the surrounding properties. WSM TC.
1356	SUPPORT - WSM TC.
1369	SUPPORT- <i>- The Council, While noting concerns about parking, supports this application in principle but recommends that the following conditions are met:</i> <ul style="list-style-type: none">• That window materials used meet conservation area requirements - WSM TC
1423	OBJECTION – <i>The Council recommends refusal of this application on the following planning grounds:</i> <ul style="list-style-type: none">• there are concerns regarding the lack of welfare facilities - WSM TC
1451	NEUTRAL – Requested more information from North Somerset Council regarding the need for a change/discharge of condition – WSM TC
1284	SUPPORT – <i>The Council does not object to this application in principle but recommends that the following conditions or amendments be considered before approval:</i> <ul style="list-style-type: none">• that it fully complies with conservation area requirements - WSM TC.
1522	SUPPORT – <i>The Council does not object to this application in principle but recommends that the following conditions or amendments be considered before approval:</i> <ul style="list-style-type: none">• that it fully complies with conservation area requirements - WSM TC. .
1314	SUPPORT – <i>The Council supports this application. Noting the change of times in retail industry and avoidance of empty units - WSM TC.</i>
1339	SUPPORT - <i>The Council supports this application. Noting the change of times in retail industry and avoidance of empty units - WSM TC..</i>

	1405	SUPPORT - <i>The Council supports this application.</i> Noting the change of times in retail industry and avoidance of empty units - WSM TC.
	1464	NEUTRAL – Noting this was a retrospective application and subject to safety assurances – WSM TC.
	1514	SUPPORT – <i>The Council supports this application</i> while noting concerns. There are no material planning considerations to warrant objection. However, it suggests NSC provide reassurance to the neighbours' with regard to this application.– WSM TC.
	1562	SUPPORT - WSM TC.
	1590	SUPPORT - WSM TC.
<p>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.</p>		
137	<p>ENVIRONMENTAL</p> <p>Roadmap to Zero .1 General Progress Update The Roadmap to Zero Summary of Reporting had previously been circulated.</p> <p>The Chair raised a question regarding the water price increases in October to which the Town Clerk explained this could be due to standing charges and the seasonal use of the water at the Water Park Splash Pad. However, would clarify this and inform members.</p> <p>Discussion ensued regarding Community Champion meetings where the Town Clerk advised that the Council did not have the resources to continue this and that it had been absorbed by department managers to consider.</p> <p>RESOLVED: 1. That the report be noted. 2. That the Committee would like to see an update of each departments progress towards the roadmap to zero ambitions at its meeting in November, noting that the first department should be Grounds, then others on rotation.</p>	
	<p>There being no further business the Chair closed the meeting at 8.27pm.</p> <p>Signed.....Dated</p> <p>Chair of the Planning and Environment Committee</p>	