



WESTON-SUPER-MARE TOWN COUNCIL

**WESTON-SUPER-MARE TOWN COUNCIL
MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE
HELD AT 32 WATERLOO STREET ON
WEDNESDAY 12th November 2025**

Meeting Commenced: 7.00 pm

Meeting Concluded: 8.26 pm

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

ALSO, IN ATTENDANCE: Samantha Bishop (Democratic Services Manager), Alison Garner (Democratic Services Officer), Natalie Pecak-Michalowicz (Youth Council), John Phillips (local parishioner) and four other members of the public (local parishioners).

The Chair welcomed members of the public to the meeting, informing that the role of the committee was that of a consultee and that any comments would be submitted to North Somerset Council for their consideration.

Members of the public who had indicated they wished to address the committee were invited forward.

1. John Phillips – planning application 25/P/2155/H2PA - as a resident of Penrice Close was appalled at North Somerset Council's intention to support. He felt that this was wholly out of keeping in an exclusive area of bungalows, the elevation was out of character with the street scene, hindered neighbouring properties with loss of privacy in particular, house numbers 25 and 29. In addition restricting views of other neighbours at 40-44 and houses 3, 5, 7 & 9 would be overlooked.

7.05pm Councillor Marcia Pepperall joined the meeting.

2. Joline Lewis – planning application 25/P/2155/H2PA. Explained that it had been a very stressful time and requested the council objected to the planning application.
3. James Lewis - Strongly against planning application 25/P/2155/H2PA.
4. Russell Jackson - Strongly against planning application 25/P/2155/H2PA informing it would cause distress to the elderly next door neighbour who would have their sunlight blocked by the proposed extension. It was noted that 20 other neighbours on Penrice Close had objected to this application.

7.08pm Councillor Tim Taylor joined the meeting.

The Chair thanked members of the public for their address and explained that they were welcome to stay until the application was discussed, which she intended to bring forward for discussion.

228	<p>Apologies for Absence and Notification of Substitution</p> <p>Apologies were received from Councillor Catherine Gibbons with no substitution and it was noted that Councillor Richard Tucker was not in attendance.</p>
229	<p>Declarations of Interest</p> <p>Councillor Caroline Reynolds declared a non-pecuniary interest as Chair of Governors for Walliscote Primary School (Planning application 25/P/2082/FUL).</p>
230	<p>Minutes of the previous Planning and Environment Committee Meeting held on 15TH October 2025.</p> <p>The minutes from the previous meeting held on 15th October 2025 had been previously circulated.</p> <p>PROPOSED BY: Councillor Peter Crew SECONDED BY: Councillor Ray Armstrong</p> <p>A vote was taken and accordingly it was carried.</p> <p>RESOLVED: That minutes of the 15th October 2025 be approved and signed by the Chair.</p>
231	<p>PLANNING</p> <p>At this point in the meeting, it was</p> <p>PROPOSED BY: Councillor Caroline Reynolds (C) SECONDED BY: Councillor Peter Crew</p> <p>That item 6b be brought forward for discussion.</p> <p>It was then suggested that item 5b Appeal – 25/P/1471/FUH – 27 Penrice Close be discussed prior to this.</p> <p>A vote was taken and accordingly it was carried.</p> <p>231.1 RESOLVED: That the items 5b and 6c referring to planning applications at 27 Penrice Close, be brought forward for discussion.</p> <p><u>Item 5b Appeal - 25/P/1471/FUH – 27 Penrice Close</u></p> <p>PROPOSED BY: Councillor Peter Crew SECONDED BY: Councillor Marcia Pepperall</p> <p>231.2 RESOLVED: That the Town Council notes and agrees with the decision to refuse planning permission. (Demolition of existing garage and create addition storey).</p>

	<p><u>Item 6c 25/P/2155/H2PA – 27 Penrice Close proposal to construct an additional storey to existing dwellinghouse, to a maximum height of 6.4metres.</u></p> <p>Concerns were noted regarding the character of the development affecting overall street scene, neighbours privacy being affected, setting a precedence of approach and the amount of online comments received.</p> <p>PROPOSED BY: Councillor Peter Crew SECONDED BY: Councillor Justyna Pecak-Michalowicz</p> <p>A vote was taken and accordingly it was carried.</p> <p>231.3 UNANIMOUSLEY RESOLVED: To object on the grounds that the character of the development was out of keeping with the street scene.</p> <p><i>Members of public left the meeting at 7.26pm.</i></p> <p>At this point in the meeting, the Chair reverted back to the order of the agenda.</p>
232	<p>Matters for Consideration:</p> <p>a) Advisory disabled parking bay applications:</p> <p>The committee considered the following applications, noting ward councillors' comments, which had previously been circulated to ward councillors for comment.</p> <p>a) 15 Malvern Road – no objection. b) 18 Addicott Road – no objection. c) Flat 2b Greystones – no objection.</p> <p>RESOLVED: To inform North Somerset Council of the Town Council's response.</p>
233	<p>Matters for Noting:</p> <p>a) Appeal -24/00072/UAW – 8 Spring Valley WSM BS22 9AS – appeal made against enforcement notice (without planning permission, the erection of a fence) – previously circulated to ward councillors for comment.</p> <p>233.1 RESOLVED: Noted</p> <p>b) Notice - SNN5226 H16, Part 3 – Former Airfield WSM – New properties and street names.</p> <p>233.2 RESOLVED: Noted</p> <p>c) Amendment – 25/P/1940/R3 – Grove Park WSM – vary condition 2 (plans) and remove conditions 4 (schedule of railing repair).</p> <p>233.3 RESOLVED: Noted</p>
234	<p>Planning Applications and other Planning Matters submitted to the Town Council for consideration.</p>

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) **6-12 October 2025**
- b) **13-19 October 2025**
- c) **20-26 October 2025**
- d) **27 October 2025 – 2 November 2025**

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

Application Number	Comments
1910	Comments noted. SUPPORT - WSM TC
2015	Comment noted. SUPPORT - WSM TC
2021, 2022, 2023, 2024, 2025, 2026	SUPPORT - WSM TC
2046	SUPPORT - WSM TC
2082, 2083	SUPPORT - WSM TC
2047	Support with the possibility of installing public EV chargers. SUPPORT - WSM TC
2162	SUPPORT - WSM TC
2125	SUPPORT - WSM TC
2215	SUPPORT - WSM TC
2216	SUPPORT – WSM TC
2223	OBJECT – on the grounds of highway safety regarding the signs at the rear of the building OBJECT – WSM TC

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

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Budget setting considerations

The report of the Director of Finances and Resources had previously been circulated.

In addition to the previous report (October), it was noted that the budget had reduced by £125 to £46,000. It was suggested that the report needed to be more specific on the environmental plan misc. provision.

RESOLVED: That all of the costs identified within the budget be approved for inclusion in the draft budget for 2026/2027.

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Grounds Service Area Report

The report of the Grounds Services Manager had previously been circulated, which recommended that the new Ransomes HR380 (ride-on lawn mower) runs on HVO, which was considered more environmentally friendly than white diesel.

	RESOLVED: To approve the use of HVO in the Ransomes HR380 (ride-on lawn mower).
237	<p>Receive the Report of the Arboricultural Consultant</p> <p>The report of the Arboricultural Consultant had previously been circulated.</p> <p>RESOLVED: That the report be noted.</p>
	<p>There being no further business the Chair closed the meeting at 8.26pm.</p> <p>Signed.....Dated</p> <p>Chair of the Planning and Environment Committee</p>