WESTON-SUPER-MARE TOWN COUNCIL

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MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD AT 32, WATERLOO STREET, ON WEDNESDAY 29th APRIL 2026

Meeting Commenced: 7.01pm
Meeting Concluded: 8.08 pm

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

ALSO, IN ATTENDANCE: Samantha Bishop (Democratic Services Manager) and Alison Garner (Democratic Services Officer).

In the absence of the Chair and Vice Chair it was;

PROPOSED BY: *Councillor Tim Taylor*
SECONDED BY: *Councillor John Carson*

That Councillor Peter Crew be elected the Chair of the meeting.

401	**Apologies for Absence and Notification of Substitution** Apologies for absence were received from Councillors Caroline Reynolds, Richard Tucker, Marcia Pepperall with no substitutions and it was noted that Councillor Catherine Gibbons was not in attendance.
402	**Declarations of Interest** There were no declarations of interest received.
403	**Minutes of the previous Planning and Environment Committee Meeting held on 1st April 2026.** The minutes from the previous meeting held on 1st April 2026 had been previously circulated. **PROPOSED BY:** Councillor Ray Armstrong **SECONDED BY:** Councillor Tim Taylor A vote was taken and accordingly it was **carried**.

RESOLVED: That minutes of 1st April 2026 be approved and signed by the Chair.

404 # PLANNING

Matters for Consideration:

a) Advisory disabled parking bay applications

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

- 21 Mead Vale, WsM - No objection.

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

405 **Matters for Noting:**

a) Decision Notice & Delegated Report – Alice House Care Home, 8 Queens Road, WsM
b) Appeal – 371 Locking Road, WsM
c) Decision Notice & Delegated Report – 10 Queens Road, WsM
d) Appeal – 11 Quantock Road, WsM

RESOLVED: That the appeals and decision notices be noted.

406 **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) 23 – 29 March 2026
b) 30 March – 5 April 2026
c) 6 – 12 April 2026
d) 13 – 19 April 2026

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

Application Number	***Comments***
0382	**SUPPORT – WSM TC –** The concern from a neighbouring business owner regarding the disposal of medical waste was noted, the Committee supported the application on the proviso that assurance be given that the waste would be contained.
0496	**OBJECT – WSM TC -** The Committee objected to this application on the grounds that insufficient information was supplied.
0582	**SUPPORT – WSM TC –** The Committee noted the comments received regarding the positioning, size and distance, impact on natural day light and effects on

	wildlife. However the Committee had no issues with the application.
0167	**SUPPORT – WSM TC –** The Committee noted their disappointed regarding the loss of another retail unit in this area, however supported the application.
0605	**SUPPORT – WSM TC –** The Committee welcomed the application.
0616	**SUPPORT – WSM TC -** The Committee noted that the area already had a mix of living accommodation and retail.
0702	**SUPPORT – WSM TC –** The Committee supported this application on the proviso that this would be integral to the main property and not sold as a separate dwelling.
0713	**OBJECT – WSM TC –**The Committee objected to this application on the following material planning grounds: Failure to Address Previous Refusal / Misuse of S73 The proposed amendments materially alter the layout, scale and design of the development and fail to overcome the previous reason for refusal relating to inadequate welfare facilities. As established in Finney v Welsh Ministers [2019], Section 73 cannot be used to fundamentally alter a scheme. The application should therefore be assessed as a new proposal and refused. Substandard Living Conditions The proposal failed to demonstrate adequate kitchen, bathroom and communal facilities for up to 8 occupants, resulting in poor residential amenity. This conflicted with: NPPF (2024) paras 135(f) and 130 (high standard of amenity), North Somerset Sites and Policies Plan Part 1 – Policy DM32 (residential amenity), Core Strategy Policy CS12 (high-quality design and living conditions). Overdevelopment and Poor Design The intensity of occupation and constrained layout represent overdevelopment of the site. The application did not adequately demonstrate that the revisions improve the scheme or bring it into compliance with the development plan. The fundamental issues of scale, layout and amenity remain unresolved.

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.

407 **ENVIRONMENTAL**

Roadmap to Zero

	a) Community Fridge The report of the Community and Wellbeing Officer had been previously circulated. **RESOLVED:** That the Community Fridge report be received and noted.
	There being no further business the Chair closed the meeting at 8.08 pm. Signed……Dated …… Chair of the Planning and Environment Committee