



WESTON-SUPER-MARE TOWN COUNCIL

WESTON-SUPER-MARE TOWN COUNCIL
MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE
HELD AT 32 WATERLOO STREET ON
WEDNESDAY 17TH SEPTEMBER 2025

Meeting Commenced: 7.02 pm**Meeting Concluded:** 7.39 pm

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

ALSO, IN ATTENDANCE: Sarah Pearse (CEO/Town Clerk), Samantha Bishop (Democratic Services Manager), Alison Garner (Democratic Services Officer) and Luke Riviera (a member of the public).

151	Apologies for Absence and Notification of Substitution Apologies were received from Councillor Peter Crew substituted by Councillor Gill Bute and Councillors Catherine Gibbons and John Carson with no substitutions.
152	Declarations of Interest There were no declarations of interest received.
153	Minutes of the previous Planning and Environment Committee Meeting held on 20th August 2025 The minutes from the previous meeting held on 20th August 2025 had been previously circulated. PROPOSED BY: Councillor Richard Tucker SECONDED BY: Councillor Tim Taylor RESOLVED: That minutes of the 20th August 2025 be approved and signed by the Chair.
154	PLANNING Matters for Consideration: None.

155	Matters for Noting: a) Change in appeal procedure APP/D0121/W/25/3365348 – Police Maintenance Depot, Stuart Road, Weston-super-Mare - previously circulated to ward councillors for comment. RESOLVED: Noted b) APPEAL UNDER SECTION 78 APP/D0121/W/25/3371091 - 53 Whitecross Road Weston-super-Mare BS23 1EJ - previously circulated to ward councillors for comment. RESOLVED: Noted c) Objection to Planning Application 25/P/0984/FUL - 101 Ebdon Road, Weston-super-Mare – received from a member of the public - previously circulated to ward councillors for comment. RESOLVED: Noted
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156	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) 11-17 August 2025 (attached) (pages 5-8) b) 18-24 August 2025 (attached) (pages 9-15) c) 25-31 August 2025 (attached) (pages 16-19) d) 1-7 September 2025 (attached) (pages 20-27) The following applications were discussed with further comment and recommendations as follows: <table border="1"> <thead> <tr> <th>Application Number</th><th>Comments</th></tr> </thead> <tbody> <tr> <td>1501</td><td>Noting that this had been previously discussed on (2/3/25) and the reason for the re-submission was due to a change of use from ground floor restaurant to two single bed flats SUPPORT- WSM TC.</td></tr> <tr> <td>1611</td><td>Noting 17 objections received regarding environmental flood risk, over development of the site and the design, scale, and character of development – NEUTRAL WSM TC.</td></tr> <tr> <td>1284</td><td>SUPPORT - WSM TC</td></tr> <tr> <td>1522</td><td>SUPPORT – WSM TC</td></tr> <tr> <td>1633</td><td>Noting the Crime Prevention report SUPPORT – WSM TC</td></tr> <tr> <td>1634</td><td>Noting the Crime Prevention report SUPPORT – WSM TC.</td></tr> <tr> <td>1706</td><td>Noting comments received the Committee reverted to its previous decision of SUPPORT – WSM TC.</td></tr> </tbody> </table>	Application Number	Comments	1501	Noting that this had been previously discussed on (2/3/25) and the reason for the re-submission was due to a change of use from ground floor restaurant to two single bed flats SUPPORT- WSM TC.	1611	Noting 17 objections received regarding environmental flood risk, over development of the site and the design, scale, and character of development – NEUTRAL WSM TC.	1284	SUPPORT - WSM TC	1522	SUPPORT – WSM TC	1633	Noting the Crime Prevention report SUPPORT – WSM TC	1634	Noting the Crime Prevention report SUPPORT – WSM TC.	1706	Noting comments received the Committee reverted to its previous decision of SUPPORT – WSM TC.
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	1482	Noting comments received regarding the need for a Construction Management Plan for working hours NEUTRAL – WSM TC.
	1604	SUPPORT – WSM TC.
	1758	That the Town Clerk request clarity on the reason and details for the application NEUTRAL – 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	
	The Chair advised that as requested at the previous meeting information on water bills had been circulated.	
157	To receive the Report of the Arboricultural Consultant The report had been previously circulated. It was noted that Weston in Bloom had worked hard through the summer and the Committee would like to extend their thanks to them. RESOLVED: That the report of the Arboricultural Consultant be noted.	
	There being no further business the Chair closed the meeting at 7.39pm. Signed.....Dated Chair of the Planning and Environment Committee	