



WESTON-SUPER-MARE TOWN COUNCIL

**WESTON-SUPER-MARE TOWN COUNCIL
MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE
HELD AT 32 WATERLOO STREET ON
WEDNESDAY 23RD JULY 2025**

Meeting Commenced: 7.00 pm

Meeting Concluded: 7.59 pm

PRESENT: Councillors Richard Tucker (C), Ray Armstrong, Peter Crew, John Crockford-Hawley (S), Catherine Gibbons, Justyna Pecak-Michalowicz, Marcia Pepperall, and (VACANY).

ALSO, IN ATTENDANCE: Sarah Pearse (CEO/Town Clerk), Fay Powell (Director of Community Services Deputy Town Clerk), Samantha Bishop (Democratic Services Manager) and Alison Garner (Democratic Services Officer) and 15 members of the public.

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. Miss Hodges – With regards to application 25/P/0530/FUL and the comments on NSC's website being taken down and wanting to ensure that her comments that were not of a racist nature would be considered?

The Chair – Advised that all comments would be considered, which was the information NSC had provided WSMTC earlier that day.

2. Martin Slade – 1. In relation to a response from the council for his two questions posed at the previous meeting held on the 26th June. 2. Stated that he was opposed to the application 25/P/0530/FUL and questioned what Strategies the council had in place to comment on planning applications? 3 .What were the processes on answering public questions at meetings and Freedom of Information requests.

The Chair – Informed that questions posed to the council would be responded to in due course by the Town Clerk.

3. Dean Small – Raised his displeasure in NSC's handling of the public comments in relation to application 25/P/0530/FUL and felt this was silencing the residents of the town who had a right to a voice and should not be tarred as racist of far right.

The Chair – Informed that WSMTC would pass on these comments to NSC.

4. Oliver Peak-Hargreaves – Raised his concerns with NSC’s handling of the public comments to application 25/P/0530/FUL, particularly between the hours of 11pm and 5.30am and the feeling of contempt from councillors against the public. The media and trained journalists did not take issue with the comments.

The Chair – Informed that WSMTc would pass on these comments to NSC.

Additionally, a briefing note with information provided from NSC (which was circulated at the meeting) informed as follows:

- Application 25/P/0530/FUL has received a **high volume of offensive and discriminatory comments**
- Due to offensive comments a decision was made to take comments down under the Equalities Act 2010.
- It is not unique for the council to do this on applications that do not meet their legal obligation, they have acknowledged that there is a larger than normal amount and officers are working to respond to this.
- There will be a record of the public's comments and these will be shared with Ward Councillors.
- It was stated that as planning authority there is **NO LEGAL RIGHT to allow comments on applications NSC chose to.**
- Until the previous day, comments were being removed that were not in line with the Equalities Act 2010, **ALL** comments after that point have been taken down.
- Public consultation will last approx. 2 weeks

The Chair thanked members of the public for their address.

98	<p>Apologies for Absence and Notification of Substitution</p> <p>Apologies were received from Councillors Caroline Reynolds, who was substituted by John Crockford-Hawley, John Carson and Tim Taylor with no substitutions.</p>
99	<p>Declarations of Interest</p> <p>There were no declarations of interest received.</p>
100	<p>Minutes of the previous Planning and Environment Committee Meeting held on 26th June 2025</p> <p>The minutes from the previous meeting held on 26th June 2025 had been previously circulated.</p> <p>The committee noted that applications recommending objections, were being considered by the Planning and Regulatory Committee.</p> <p>PROPOSED BY: Councillor Richard Tucker SECONDED BY: Councillor Peter Crew</p> <p>RESOLVED: That minutes of the 26th June 2025 be approved and signed by the Chair.</p>
	<p><i>At this point in the meeting, the Chair brought forward item 7 for discussion.</i></p> <p>PLANNING</p>

101 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) **16-22 June 2025**
- b) **23-29 June 2025**
- c) **30 June – 6 July 2025**
- d) **7-13 July 2025**

In particular the committee wanted to discuss application:

- **25/P/0530/FUL** Proposed change of use of 14 Waterloo Street from a charity shop (Use Class E) to a place of worship and education centre (Use Class F1) for the Weston Islamic Education Centre/Mosque.

The Chair proposed a motion to the committee.

PROPOSED BY: Councillor Richard Tucker

SECONDED BY: Councillor Ray Armstrong

That the Town Council recommends a NEUTRAL decision, but recommends that the application is called in / referred to North Somerset Council's Planning and Regulatory Committee for further consideration to ensure transparency on a final decision.

A counter motion was then

PROPOSED BY: Councillor John Crockford-Hawley

SECONDED BY: Councillor Ray Armstrong

That the Town Council SUPPORTS the application with a recommendation that the Proposed treatment of the Waterloo Street facade will need improvement. The upper floors were an important part of that section of the street which survived WW2 damage, and the opportunity ought to be taken to restore stonework on the north elevation and make suitable improvements to the west facade.

Discussion ensued regarding the wording of both motions where amendments to both were suggested but not accepted.

A vote on the first motion was then taken which was *(3for / 3against/ 1abstention)*.

At this point in the meeting a member of the public left.

The Chair exercised his casting vote in favour of the motion which was therefore **carried**.

RESOLVED: That the Town Council recommends a NEUTRAL decision, but recommends that the application is called in / referred to North Somerset Council's Planning and Regulatory Committee for further consideration to ensure transparency on final decision.

Application Number	Comments
0530	NEUTRAL - subject to the application being called in/referred to North Somerset Council's Planning and Regulatory Committee for further consideration to ensure transparency on final decision. WSM TC.

Further to this, the following applications were discussed with further comment and recommendations as follows:

Application Number	Comments
1326	SUPPORT - No comments - WSM TC.
1324	SUPPORT - No comments - WSM TC.
1187	SUPPORT - No comments - WSM TC.
1121	SUPPORT - No comments - WSM TC
1121	SUPPORT - No comments - 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.

The Chair then resumed to the order of the agenda.

102 Committee Forward Plan for the year 2025/26

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 had been previously circulated.

The CEO/Town Clerk informed that this would be standard item on every agenda going forward.

Comments included:

- If ward /area meetings would be beneficial, to which the Town Clerk advised that all applications were submitted to ward councillors for their consideration who were encouraged to comment on and submit to committee.
- It was noted that most applications were considered at planning officer level and that all councillors had the right/opportunity to comment.
- The committee considered applications and commented according to planning law. However, also considered business, economic and tourism implications.
- It could be useful to considered more strategic applications and invite NSC officers to meetings to present.
- The committee should consider its set Strategy objectives when considering planning applications.

RESOLVED: That the suggested comments be an item for discussion at the next meeting.

103 Matters for Consideration

There were none to be considered.

<p>104</p>	<p>Matters for Noting:</p> <ul style="list-style-type: none"> a) HIGHWAYS ACT 1980 SECTION 228 FOOTPATH AND VERGE ADJACENT TO BROADWAY, WsM b) Application for the Renewal of a Street Trading Consent No: ST026, 178 High Street, Worle WsM <p>RESOLVED: Noted.</p>
<p>105</p>	<p>ENVIRONMENTAL</p> <p>To receive the report of The Arborcultural Consultant The report of the Arborcultural Consultant had previously been circulated.</p> <p>RESOLVED: That the report be noted.</p>
<p>106</p>	<p>To receive the Weston In Bloom Community Champion Report The report of the Weston In Bloom Community Champion had been previously circulated.</p> <p>RESOLVED: That the report be noted and volunteers thanked for their valued work.</p>
	<p>There being no further business the Chair closed the meeting at 7.59 pm.</p> <p>Signed.....Dated</p> <p>Chair of the Planning and Environment Committee</p>