

**SECTION 2 – ITEM 6**

**Application No:** 25/P/0530/FUL

**Proposal:** 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. External alterations include the installation of new doors and windows to the rear (Palmer Street elevation), as well as the addition of a raised roof light on the flat roof of 66 Palmer Street. The proposal also includes internal reconfiguration works to form 2 no. self-contained flats across the first and second floor levels of 14 Waterloo Street.

**Site address:** 14 Waterloo Street, Ground Floor 16 Waterloo Street and 66 Palmer Street, Weston-super-Mare, BS23 1RU

**Applicant:** Weston Islamic Education Centre

**Target date:** 29.08.2025

**Extended date:** 19.02.2026

**Case officer:** Planning Department

**Parish/Ward:** Weston-super-Mare/Weston-super-Mare Central

**Ward Councillors:** Councillor Robert Payne and Councillor Mike Bell

**REFERRED BY THE HEAD OF PLANNING**

**Summary of recommendation**

It is recommended that the application be **APPROVED** subject to conditions. The full recommendation is set out at the end of this report.

**Background**

Number 66 Palmer Street is currently occupied by the Weston Islamic Education Centre and mosque with evidence of this activity dating back to 2013. However, no formal planning permission has been granted for this use to date.

The applicant has stated the mosque and Islamic Centre have operated from 66 Palmer Street since around 2010, with internal connections through to 16 Waterloo Street. The former Avon Tandoori restaurant, which previously occupied 16 Waterloo Street, closed in approximately 2010.

The site functions as the principal Islamic faith centre for the local area.

## **The Site**

The site, comprising 66 Palmer Street and 14 and 16 Waterloo Street, is in the central area of Weston-super-Mare. The buildings have dual access from both Palmer Street and Waterloo Street. It is located within the designated Retail Core, and the Great Weston Conservation Area and is surrounded by a mix of residential, commercial, and cultural uses that give the area a diverse urban character.

The site is well served by public transport. Several bus stops are within a five-minute walk, Weston-super-Mare railway station is approximately 0.5 miles away, and the Locking Road/Regent Street bus Interchange is around 0.3 miles away.

The surrounding townscape is varied. To the east, Palmer Street features traditional stone-fronted terraced housing. In contrast, North Street presents a more fragmented environment of garages, parking areas, rear garden walls, and service access lanes. Where North Street turns into Palmer Street, the area transitions into a more coherent residential setting.

The development site spans between Waterloo Street, a busier street with town centre amenities, and Palmer Street, which serves terraced housing and rear access to High Street and Waterloo Street properties.

66 Palmer Street functions as the main entrance to the Mosque and Islamic Centre. Waterloo Street provides access to the first and second floor residential accommodation, the women's entrance to the mosque at ground floor, and a separate entrance to the vacant retail unit at 14 Waterloo Street.

The site has two distinct elevations.

- Palmer Street elevation: Formed by 66 Palmer Street and the rear of 14 Waterloo Street, set back from the main terrace and aligned with a row of garages. The buildings have a functional appearance, with differing window proportions and separate entrances.
- Waterloo Street: Number 14 comprises a commercial frontage with a modern glazed corner shopfront at ground floor and an ornate stone façade above. Number 16 includes the former Avon Tandoori restaurant at ground floor, featuring arched windows, white painted walls, and blue mosaic tiles. Number 16 provides the dedicated women's entrance to the mosque.

The buildings present on site are of varied heights and roof forms.

## **The Application**

The red line of the application site comprises the three adjoining buildings of 66 Palmer Street, 14 Waterloo Street and 16 Waterloo Street. The proposal seeks to reorganise and integrate the existing buildings at 66 Palmer Street and 14–16 Waterloo Street to create an expanded facility for the Weston Islamic Education Centre. The works retain the existing building footprint, with internal reconfiguration to create open plan spaces at ground and first floor level, one self-contained two-bedroom flat on the first floor and a two-bedroom flat on the second floor, both accessed via the existing entrance door from Waterloo Street. External alterations are proposed for the Palmer Street elevation, together with some limited changes to the ground floor façade on Waterloo Street.

Key elements of the proposal include:

- Internal reconfiguration to provide a more functional internal layout supporting worship, education, and community activities.
- A revised architectural appearance on the Palmer Street elevation and subtle signage upgrades on Waterloo Street.
- Integration of the three properties to form a combined facility while maintaining separate, culturally appropriate prayer areas for men and women.
- Accommodation for up to 371 worshippers across dedicated prayer halls and flexible ground-floor spaces.
- A mortuary/ghusl room with access from Palmer Street.
- A community centre accessed from Waterloo Street, offering flexible rooms for educational, cultural, and social programmes.
- Two self-contained upper-floor flats linked to use of the site, accessed independently but with an internal link to the first-floor mosque facilities.

The proposals will consolidate all three buildings into a single facility under Use Class F1, with two associated C3 residential units on the upper floors of 14 Waterloo Street.

### **Relevant Planning History**

**Year:** 2011

**Reference:** 11/P/2213/F

**Proposal:** Change of use of first and second floor from 2no to 4no self-contained flats

**Decision:** Approved

**Year:** 1988

**Reference:** 2861/88

**Proposal:** New shop front (16 Waterloo Street)

**Decision:** Approve

**Year:** 1986

**Reference:** 1236/86

**Proposal:** Change of use of first and second floor to mixed commercial uses (14 Waterloo Street)

**Decision:** Approve

Officers note that there is no planning history relating to the use of 66 Palmer Street and 16a Waterloo Street as a place of worship, though it has been shown that these building have been used as such since around 2010.

### **Legislation**

The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) requires the local planning authority to have special regard to the desirability of preserving and enhancing Listed Buildings, their settings and Conservation Areas. As such, the Act takes precedence over national planning guidance in the NPPF.

### **Policy Framework**

The site is affected by the following constraints:

- Within the Weston-super-Mare Settlement Boundary
- Great Weston Conservation Area
- Flood Zone 3a
- Weston-super-Mare retail core
- Primary Shopping Area (14 Waterloo Street only)
- Edge of Primary Shopping Area

## **The Development Plan**

### North Somerset Core Strategy (NSCS)

The following policies are particularly relevant to this proposal:

CS2	Delivering sustainable design and construction
CS3	Environmental impacts and flood risk management
CS5	Landscape and the historic environment
CS10	Transport and movement
CS11	Parking
CS12	Achieving high quality design and place making
CS20	Supporting a successful economy
CS21	Retail hierarchy and provision
CS27	Sport, recreation and community facilities
CS28	Weston super Mare
CS29	Weston super Mare Town Centre

### Sites and Policies Plan Part 1: Development Management Policies

The following policies are particularly relevant to this proposal:

DM1	Flooding and drainage
DM3	Conservation Areas
DM24	Safety, traffic and provision of infrastructure etc associated with development
DM32	High quality design and place making
DM33	Inclusive access into non-residential buildings and spaces
DM60	Town centres
DM63	Primary Shopping Areas
DM64	Primary Shopping Frontages
DM68	Protection of sporting, cultural and community facilities
DM69	Location of sporting, cultural and community facilities

### Sites and Policies Plan Part 2: Site Allocations Plan

The following policies are particularly relevant to this proposal:

SA9	Town centre regeneration area
-----	-------------------------------

## Other material policy guidance

### National Planning Policy Framework (NPPF)

The following sections are particularly relevant to this proposal:

- 4 Decision-making
- 7 Ensuring the vitality of town centres
- 8 Promoting healthy and safe communities
- 12 Achieving well-designed places
- 16 Conserving and enhancing the historic environment

### Supplementary Planning Documents (SPD) and Development Plan Documents (DPD)

- Shopfront Design Guide SPD (Adopted 24 September 2019)
- North Somerset Parking Standards SPD (adopted November 2021)
- Weston super Mare Town Centre Regeneration SPD (adopted February 2017)

## Consultations

Copies of representations received can be viewed on the council's website. This report contains summaries only.

**Third Parties:** A total of 1,046 comments have been received in respect of the planning application from 511 contributors. These are 720 objections, 321 in support and 5 neutral.

The principal objections made are as follows:

### **Parking and Traffic Concerns**

- Existing parking shortages on Waterloo Street, Palmer Street, North Street and surrounding roads
- The proposed expansion, educational facilities, and associated gatherings will significantly increase parking demand and congestion
- Concerns over increased traffic, congestion, and vehicle movements, especially at peak times and during large gatherings.
- Unsafe or obstructive parking behaviours are already happening in the area
- Limited options for drop off, deliveries, or emergency access

### **Heritage and Conservation Concerns**

- The building is part of Weston's historic character and should not be altered in ways that detract from the Conservation Area.
- The town's Victorian heritage is already fragile and should be protected.
- The proposed building design and alterations are not in keeping with the Victorian or historic character of the area.
- Concerns that the development will visually stand out and negatively affect the appearance of the town centre.

### **Suitability of the Location**

- The town centre location is inappropriate for a high footfall religious or community facility.
- Potential for noise and disturbance, including early morning use.
- Negative impacts on nearby small businesses and residential properties
- Harm to the town's tourism economy.

### **Impact on Local Residents' Amenity**

- Concerns over increased disturbance for nearby residents, including noise, footfall, and general activity outside normal retail hours.
- Concerns about the suitability of the site for additional residential flats within the same building.
- Over intensive use given the constraints of the existing building and surrounding streets.
- Concerns about potential 24-hour disturbance if a mortuary facility were included

### **Loss of Commercial Space**

- Objections to the loss of an existing retail/commercial unit,
- The town centre needs active commercial uses to support regeneration, tourism, and economic vitality.
- The proposed use would not contribute to the town's economic activity.

### **Community Cohesion and Inclusion Concerns**

- Concerns about equality, inclusion, and community cohesion.
- Concerns about gender-segregated access and whether the facilities will be welcoming to the wider public.
- The application does not clearly explain the benefits to the wider community.
- The proposal caters to too small a proportion of residents to justify the change of use

### **Non-planning-related concerns**

- Religious or cultural objections.
- Fears about demographic change.
- Statements linking the proposal to social division or safety concerns.

The principal support points made are as follows:

### **Regeneration and town centre improvements**

- Vacant units on Waterloo Street are in a poor condition
- Proposal will improve the appearance of Waterloo Street, encourage footfall and encourage further investment in the town centre

### **Compliance with relevant planning policies**

- Re-use of empty units aligns with policies promoting active, diverse town centres.
- The amended design is considered high quality, preserves heritage aspect, and enhances neglected elevations.
- The town centre location and existing public transport links mean on-site parking is not required.

### **Design and appearance**

- Enhanced Palmer Street façade is welcomed
- The amended plans preserve the Victorian fabric whilst improving neglected elevations
- Islamic architectural style is appropriate to the location which already includes a number of religious buildings and compliments the variety of church styles already present in Weston-super-Mare.

### **Community Value and Need**

- The existing Islamic Centre has a strong community role
- There is a need for a larger prayer space for the Muslim community.
- The centre will provide education, language support, youth activities and community outreach.
- The use will encourage positive engagement with residents
- Existing site has operated with no community issues or problems.

### **Social Inclusion and Diversity**

- Important to celebrating cultural and religious diversity.
- Some objections appear to be based on prejudice rather than planning issues.

The principal neutral points made are as follows:

### **Other matters**

- Parking problems are long-standing town-wide issues not attributable to the mosque.
- Separate entrances for men and women are a matter of religious practice that does not impact the wider community.
- An accessible town centre location is essential for elderly, disabled and vulnerable users

### **Weston-super-Mare Town Council:**

“Weston-super-Mare Town Council recommends that for openness and transparency, the application be referred to the Planning and Regulatory Committee for consideration”.

### **Weston-super-Mare Civic Society:**

The Civic Society welcomes the Application for the continuing and expansive use of the religious premises for the benefit of the community. We do, however, consider that there are opportunities to enhance the street scene in Waterloo Street that the Application is ignoring and, therefore, register our objection to this Application in its current form. The application site has two public elevations one at the rear facing Palmer Street and the other, a Victorian three storey terraced building fronting Waterloo Street within the Great Weston Conservation Area. The rear elevation sits within an area of Victorian terraced housing whilst the building to Waterloo Street forms an inherent part of the Victorian existing street pattern and detail, and with vacant premises and many changes of ownership in recent years has suffered neglect. The absence of any proposed

conservation and potential upgrading of these Victorian buildings is absent from the Application. We suggest that there is an excellent opportunity to enhance the street scene whilst respecting and educating the community of the religious aspects provided within the Mosque.

**Other Comments Received:**

**Environment Agency:** EA National Flood Risk Standing Advice Applies

**Crime Prevention Team:** No objection

**Conservation Officer:** No objection.

**Highways Officer:** No objection

**Principal Planning Issues**

Having regard to the above policy framework, the main issues to be assessed are:

- Principle of development
- Impact on the character of the area
- Heritage impact
- Impact on neighbouring amenity
- Access and parking considerations
- Loss of retail unit
- Other matters

**Issue 1: Principle of development**

National planning policy supports the provision, enhancement and retention of community facilities, including places of worship. Section 8 of the National Planning Policy Framework (NPPF) emphasises the creation of healthy, inclusive and safe places.

Paragraph 98 of the NPPF requires planning decisions to plan positively for social, recreational and cultural facilities, including places of worship, and to support local strategies aimed at improving social and cultural wellbeing for all sections of the community.

Paragraph 102 highlights the need to promote public safety, including consideration of wider security requirements. This includes anticipating and addressing potential malicious activity in locations where large numbers of people may congregate, such as places of worship.

Paragraphs 115 and 116 require that sustainable transport modes are prioritised, that safe and suitable access is achieved for all users, and that development should only be refused on highways grounds where there would be an unacceptable impact on highway safety or severe cumulative impacts on the road network. Paragraph 118 confirms that development generating significant movements should provide a Travel Plan.

The application site lies within the Weston-super-Mare Settlement Boundary and within the designated Town Centre as defined in the adopted Development Plan.

The Development Plan policies support new or improved community facilities where they are accessible by public transport, walking and cycling; do not harm neighbouring residential amenity; respect local character; and do not result in unacceptable parking or traffic impacts.

Policy CS27 provides a positive framework for supporting community facilities. The supporting text to the policy defines community facilities as those that provide health, welfare, social, educational, spiritual, recreational, leisure and cultural needs of the community. It encourages facilities that are accessible by sustainable transport modes and promotes imaginative, high-quality design. The policy also recognises the importance of retaining existing community facilities. This is a relevant consideration when assessing the planning history of the site and the opportunity for the regularisation of the current use of 66 Palmer Street and 16a Waterloo Street as a mosque.

Policy CS28 identifies Weston-super-Mare as the primary focus for development, including cultural, educational, health and community facilities. It seeks to reinforce the role of the Town Centre as the location for higher-order services, support existing community uses, respect the town's heritage, and secure high-quality design.

Policy CS29 confirms that Weston-super-Mare Town Centre is the focus for retail, leisure, commercial and other appropriate town centre and community uses.

Policy DM60 seeks to maintain and enhance the vitality, vibrancy and community focus of town centres. Proposals for main town centre uses are supported where they contribute positively to identity and heritage, enhance the mix and quality of uses, deliver community benefits, increase activity and footfall, improve buildings that detract from the centre, and enhance the built environment and public realm, without undermining the centre's role and function.

The application site lies within the Weston-super-Mare Settlement Boundary and within the designated Town Centre as defined in the adopted Development Plan.

Taken together, the NPPF and Development Plan provide a clear and positive policy basis for new and enhanced community facilities. As this proposal seeks to meet identified community needs through the provision of a place of worship in a highly accessible town centre location, there is strong policy support for the development in principle. However, this is subject to further assessment which is completed below.

## **Issue 2: Impact on the character of the area**

National and local policy seek high-quality, sustainable design that responds positively to local character and context. This is set out in Section 12 of the NPPF 'Achieving well-designed places' where paragraph 135 says development should function well and add to the overall quality of the area, be visually attractive as a result of good architecture, be sympathetic to local character and history, and establish a strong sense of place. NPPF Paragraph 139 says significant weight should be given to design that helps raise the standard of design in an area.

The Core Strategy recognises the role of design in place making. Policy CS12 says proposals should demonstrate sensitivity to the existing local character and should take the opportunity to enhance the sense of place and local identity through a well thought out

design. It adds that where the existing design characteristics are not considered of a high quality, new development should aim to enhance the area through good design. Policy DM32 states design should seek to enhance local distinctiveness and contribute to the creation of a sense of place and identity. Proposals that reflect community aspirations and values will be encouraged.

The Palmer Street elevation is the main focus for external changes to the building. Currently the appearance of this elevation is functional, understated, and of very limited architectural merit. When viewed from public positions along Palmer Street and North Street the building line is recessed and appears separate from the traditional stone fronted terraced properties along Palmer Street. Therefore, opportunity is available to enhance this side of the building and create a more attractive and interesting elevation that will create a sense of place and purpose for the building.

In accordance with national and local design objectives, and given the current appearance of the building, it is considered that a design influenced by Islamic architecture, which reflects the intended use, is appropriate to the location. The recessed building line and mixed nature of the wider context mean that the design strategy pays due regard to its setting and will not unacceptably compete with the positive heritage aspect of the traditional terraced dwellings. Following the advice of the Urban Design and Conservation Officers, the scheme has been redesigned with a muted colour palette and refined detailing, improving coherence and reducing visual clutter.

On Waterloo Street, the west facing return elevation is improved through the removal of the large advertisement panel and the introduction of new cladding to create a cleaner, more contemporary appearance. The existing shopfront treatment has been revised to include a light coloured perforated screen unifying the frontage and improving privacy while adding architectural interest.

The design and appearance are considered acceptable. The incorporation of traditional Islamic architectural elements provides a clear identity while remaining compatible with the surrounding townscape.

### **Issue 3: Heritage impact**

The site sits within the High Street Character Area of the Great Weston Conservation Area, which includes Victorian commercial terraces, civic buildings, and later infill. The Conservation Area appraisal highlights the Boulevard's strong urban rhythm, Bath stone façades, and the need to improve fragmented or inactive frontages such as those on Palmer Street.

The statutory test under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that development in a Conservation Area must preserve or enhance its character or appearance. The NPPF reiterates that any harm to a designated heritage asset must be clearly and convincingly justified, and that opportunities should be taken for new development to better reveal or enhance significance.

Core Strategy Policy CS5 requires conserving heritage assets (including conservation areas and listed buildings) and gives “particular attention” to Weston’s historic townscape and Victorian character. Policy CS12 requires new development to be sensitive to local character and “*enhance the sense of place and local identity*”. In addition, CS12 notes that the historic Victorian residential areas in Weston “should be maintained and enhanced”. Supplementary guidance (the Weston Town Centre SPD) similarly stresses that new development must “*respond to and express the distinct qualities*” of its character area.

The proposed alterations, especially the Palmer Street extension and façade changes, do not replicate the fine-grained scale or materials of the Victorian terraces. It is noted however, that the current building elevations also fail to do this.

The Great Weston Conservation Area Appraisal describes the area as very varied in character, with a mixture of building types and quality, including both historic terraces and later development. Within this varied townscape, the Victorian terraces on Palmer Street and Waterloo Street are identified as positive buildings that contribute strongly to the area’s special interest. At the same time, the rear of properties in the immediate area presents a poorer quality townscape which detracts from the character and appearance of the Conservation Area, with such neutral or negative elements representing opportunities for enhancement.

In policy terms, this means new development is not expected to replicate weaker or poor-quality forms but should respect the significance of the positive Victorian frontages while also seeking to improve the appearance of less successful elements.

The Conservation Area around Palmer Street is varied and fragmented and the Palmer Street elevation of the application site is currently a negative element that detracts from the character of the area. It is noted that policy guidance directs that enhancement is not solely about replication of historic detail but also about removing negative elements and improving weaker frontages. In this context, the uplift in design proposed on the Palmer Street elevation carries significant policy weight and the replacement with a more coherent and higher quality frontage can reasonably be regarded as an enhancement in line with CS12 and the appraisal’s guidance.

The Waterloo Street frontage forms part of a positive Victorian terrace, and the absence of substantive works here represents a missed opportunity when measured against CS5’s emphasis on safeguarding Weston’s Victorian townscape. Nevertheless, the revised proposals include the introduction of new signage to the ground floor unit in a sympathetic manner. This removes some of the negative elements of the lower quality modern shopfront currently in situ and aids the visual integrity of the historic frontage.

While the lack of enhancement to the positive Victorian frontage on Waterloo Street tempers the overall heritage gain, the Palmer Street improvements offer a meaningful uplift. With the careful attention to design quality, the proposals are considered to be in accordance with national and local conservation policy and overall, the changes will enhance the conservation area’s architectural character, address existing visual disorder while reinforcing the building’s civic role.

Considering its positive contribution to the urban environment, the proposal aligns with the objectives of conservation area management and will result in an overall improvement to the built form and streetscene.

#### **Issue 4. Impact on the living conditions of nearby occupiers**

A row of terraced properties (Nos. 64–48 Palmer Street) is located immediately to the east of the site, with front doors and habitable rooms positioned close to the narrow footway serving the terrace. Further east, the rear elevations of Nos. 45–1 Palmer Street face towards North Street, with additional residential streets located beyond.

Given the proximity to residential properties, the relationship between the proposed use and neighbouring dwellings is a material consideration. In this regard, factors including whether there is any increase in activity, noise, or general disturbance arising from the proposed use and whether this would result in an unacceptable impact on the living conditions of nearby occupants are considered.

#### Activity from the site

The proposal will intensify activity on the site compared with existing arrangements. Attendance is expected to be modest during early mornings and evenings, with peak use during daytime hours and occasional higher activity around major religious festivals such as Eid and Ramadan.

Given the site's town centre location, where higher footfall and mixed uses are typical, it is considered that the anticipated activity can be accommodated without unacceptable harm. The surrounding area already contains a range of commercial, retail, leisure and community uses, including a car park and Weston Food Bank to the rear of 88 High Street, hot food takeaways on Meadow Street and Waterloo Street, and an evening leisure venue (Lazer Quest) nearby. North Street provides a wide, well-lit route with on-street parking and service access to High Street units.

Concerns have been raised regarding potential congregation outside the building at prayer times. However, it's noted that the wide footways on North Street, multiple route options, and proximity to the retail and commercial core of the town centre mitigate and reduce the likelihood of pedestrian congestion. Dispersal of visitors to the site is expected to be efficient and unlikely to impede movement or deter other users.

While the former retail use focused activity onto Waterloo Street, the proposed use shifts the primary entrance to North Street. In the context of surrounding commercial and leisure activity, this change in pattern is not considered harmful or out of keeping with the area's character.

#### Noise and Disturbance

Representations have raised concerns about noise during busy prayer periods and early or late-day use. Noise may arise from people arriving and leaving, as well as general activity within the building.

The applicant's usage projections are considered reasonable. Friday prayers will attract higher attendance, but associated noise is expected to be transient and comparable with typical town centre activity. The absence of on-site parking reduces potential disturbance from vehicle movements, and most visitors are expected to arrive on foot, by cycle, or via nearby public transport. Multiple access routes, particularly via North Street, help to disperse footfall away from more sensitive residential areas.

Concerns regarding amplified calls to prayer have been noted. No external call to prayer is proposed, and this reflects established practice across the UK. A condition can be imposed to restrict the use of external amplification for call to prayer.

Overall, noise and disturbance arising from the development are not considered unacceptable given the site's town centre context and surrounding land uses.

### Morgue and amenity

The proposal includes a small morgue/mortuary facility as part of the Weston Islamic Education Centre. This is ancillary to the primary F1 use (as place of worship/education) and reflects customary religious practice, rather than a standalone funeral director or public mortuary use. On this basis, the facility falls within the overall F1 classification.

However, Core Strategy Policy CS3 requires that potential impacts on amenity, health and safety are mitigated. The application currently provides limited detail on the operational arrangements of the morgue (e.g. hours of use, refrigeration/ventilation equipment, or access/servicing). Without safeguards, there could be risks of late-night activity, noise from refrigeration units, or disturbance to neighbouring residents.

To address this, conditions should be applied to (i) restrict the morgue to an ancillary role serving the mosque only, (ii) require submission of details of refrigeration/ventilation equipment and associated noise/odour controls, and (iii) manage hours of deliveries and servicing. Subject to these controls, the morgue facility can be considered consistent with CS3 and acceptable in planning terms.

### **Issue 5: Highways, transport and parking considerations**

The proposed increase in use is likely to generate higher levels of pedestrian and vehicular activity at peak times, such as Friday prayers. Policy CS11 requires development to provide adequate parking to meet the needs of anticipated users while safeguarding highway safety and town-centre vitality. Policy CS28 further requires that development improves accessibility by walking, cycling, and public transport, and does not create significant adverse impacts on the transport network.

The application includes limited detail in relation to a parking or transport strategy to demonstrate how additional visitors will travel to the site or where they will park. The supporting documents do however include a review of nearby parking provision and a summary of public transport links.

In the absence of dedicated off-street parking provision, there is a risk that overspill parking will occur on surrounding residential streets, with potential implications for congestion and safety. The Core Strategy states that parking provision must ensure a balance between good urban design, highway safety, residential amenity, and promoting town centre attractiveness and vitality. As submitted, the proposal increases demand without showing how this will be accommodated, raising concerns regarding compliance with policies CS11 and CS28.

The North Somerset Parking Standards SPD reinforces these principles and highlights accessibility as a key consideration. The SPD is supportive of higher density development that facilitates the use of active travel and promotes the use of modes of public transport. In this case, the site benefits from a sustainable town-centre location with good access to buses, the railway station, and nearby public car parks. This reduces reliance on private car travel and lessens the weight to be placed on provision of on-site parking. However, some evidence of how peak-time demand will be managed is still necessary to demonstrate that impacts on the local network will remain acceptable.

The applicant has explained that one on-site parking space is available and that they encourage sustainable travel, including walking, public transport, car sharing, and use of nearby paid car parks. During major events, the Weston Islamic Education Centre also coordinates traffic management and, where possible, arranges shared use of neighbouring facilities such as the food bank's parking area. These measures help mitigate pressure on local streets, though they would benefit from being formalised within a travel or access management plan which can be achieved through a planning condition

The North Somerset Parking Standards SPD sets out the expected parking standards for non-residential development, including places of worship and community centres, and where a reduction can be applied subject to the site rating against the Parking Needs Assessment at Appendix B. This confirms that reduced parking provision can be acceptable where a site is highly accessible by alternative modes of transport and there will be no unacceptable impact on on-street parking or highways safety.

The site is fully built up and there is no scope to provide additional off-street parking. It is located in one of the busiest parts of the town centre for parking and the change of use to a place of worship has the potential to increase parking demand in the locality. Where proposals could lead to increased vehicle use, concerns arise if this could result in the obstruction of neighbouring access points and other road users and significantly worsen existing parking pressures. Ordinarily, a parking survey is provided to demonstrate parking availability within 200m of the site, however the proposed change of use does not create additional floorspace, is located within the town centre, and replaces an existing commercial (retail) use. Whilst there may be an increase in parking demand above the baseline for current use, when taken in the round with the Parking Needs Assessment, town centre location, accessibility by alternative modes of transport, and existing measures to control parking in the vicinity including parking zones and double yellow lines, a full parking survey is not deemed a necessity in this instance.

In reaching this conclusion, an assessment of the local transport and parking context has been undertaken. In this regard, the following factors have been considered.

- Multiple high-capacity pay-and-display car parks are located within a 10-minute walk, including the Union Place, Royal Hotel, Sovereign Centre, Carlton Street, Grove Park, and Melrose car parks.
- On-street parking includes short-stay pay and display and unrestricted spaces available on nearby streets including Waterloo Street, Boulevard, North Street, Palmer Street, Orchard Street, Bristol Road Lower, and Langton Grove Road.
- Double yellow lines are present adjacent to the site on Palmer Street (in front of the site, no64 and the corner of North Street and Palmer Street), along Palmer Street and Palmer Row to the east of the site, and along North Street to the south of the site. The surrounding residential terraces have no off-street parking, therefore obstruction of neighbouring access points cannot occur.
- Public transport includes several bus routes serving Waterloo Street, with the Locking Road/Regent Street interchange 0.3 miles away. Weston-super-Mare railway station is 0.5 miles away.
- The site is accessible via cycle-friendly routes and the seafront traffic-free path. While no on-site cycle parking is possible, several public cycle stands are located within a short walk.

Overall, the site is considered to be in a highly sustainable town centre location with good access to bus routes, the train station and several large public car parks. This reduces reliance on private car travel and on balance can allow such a use to be accommodated on site without dedicated parking provision. With regard to concerns over pressure on the limited on-street parking, it is noted that on-street parking is controlled through pay and display restrictions. In addition, double yellow lines are already present to prevent indiscriminate parking where this may cause a hazard to highways safety.

On balance, it is considered therefore the sustainable town centre location, option to travel by means other than the private car and ability to undertake linked trips if using public car parks mean in this context, additional off-street parking need not be provided. There are existing parking restrictions in place to control traffic flow and maintain highways safety thus further mitigation is not required in this instance.

### **Issue 6: Loss of retail use**

The Development Plan emphasises maintaining and enhancing town-centre retail. Policy CS21 (Retail hierarchy) states that any proposal causing “loss of town centre uses” (e.g. retail) must demonstrate that the centre’s vitality is not harmed and adequate provision remains for local needs. The Core Strategy’s vision for Weston-super-Mare in policies CS28 and CS29 is for increased retail, leisure and entertainment uses in the centre, not a net loss of shops. Nevertheless, in terms of retail strategy the Core Strategy policies are now dated, both in terms of passage of time and changing retail habits. To that end, the emerging local plan is proposing updates to retail policy context, and most particularly a

change to the primary shopping areas, limiting the area where there would be a restriction in the loss of retail units. While this is an emerging policy and has limited weight at this stage, this shows the direction of travel in terms of the loss of shops.

Under Policy CS21 proposals resulting in the loss of town-centre uses within the primary shopping area must demonstrate they will not adversely affect the vitality and viability of the centre and that adequate retail provision remains. The policy does not require marketing evidence or a replacement shop, rather the test is functional impact on vitality and adequacy of provision.

In the adopted plan, 14 Waterloo Street is in the primary shopping area. However, the emerging replacement Local Plan proposes a reduced primary shopping area boundary, informed by the retail evidence base, and which would place this site outside. This demonstrates that adequate provision exists within the proposed primary shopping area to serve local needs and that this unit's loss will not undermine the retail core (when assessed against the emerging policy, which as noted attracts limited weight).

Notwithstanding the emerging policy, the Waterloo Street units have been vacant for a sustained period, currently making no contribution to footfall or town-centre activity. The proposal retains an active glazed frontage and introduces a Use Class F1 community/faith use, which, while not defined as a main town-centre use in the NPPF, is recognised as a community facility. DM69 encourages such facilities to be located in accessible locations, such as town centres. Emerging Policy in the draft replacement local plan supports complementary uses such as community facilities at ground-floor level in town centres where they encourage footfall and contribute to an active, vibrant centre. The proposed use would bring people into the centre, create daytime and evening activity, and support a diverse mix of uses.

DM60 promotes main town centres uses in town centres, if they meet set criteria, however it does not rule out other uses in town centres. DM63 (Primary Shopping Areas) allows other uses where they contribute positively to vitality, viability and diversity, reflect local distinctiveness, and encourage footfall. The proposed F1 use meets those criteria: it will generate footfall and retain an active frontage. The upper floors will provide a combination of extended place of worship, and a reconfiguration of the existing residential accommodation to two self-contained flats, and ancillary office space.

### **Issue 7: Other matters**

Other matters raised through the consultation process include concerns over separate access for women, compliance with building control and other legislative regimes, and alternative uses for the site.

The proposed layout shows a separate entrance for the women's prayer hall on Waterloo Street. National policy through NPPF paragraphs 96 and 98 says planning decisions should seek "*healthy, inclusive and safe places*" that are "*safe and accessible*" to all users. Similarly, CS12 emphasises natural surveillance and open, legible layouts. A separate entrance for women potentially undermines these principles if it were to isolate women's access away from the main active frontage, reducing visibility and security.

It is evident that mosques are for both men and women, and there are faith-based reasons to why there are separate areas for prayer for men and women within the mosque.

The separate women's entrance is located on the Waterloo Street frontage. This is adjacent to the primary Waterloo Street frontage, and adjacent to the main entrance to the Islamic centre. Moreover, in terms of the built form this benefits from equal levels of activity, visibility and natural surveillance.

Within the mosque the large central space at ground floor can be used flexibly to accommodate all users / visitors to the premises. This layout allows for additional space for women and Islamic teachings if required as well as free passage through the building.

It is considered that the rationale for this arrangement demonstrates how the design will ensure safe, inclusive and well-overlooked access for all users, consistent with CS12 and the NPPF.

Religious or cultural objections, fears about demographic change and linking the proposal to social division are noted, however, the planning system is concerned, primarily, with land use and as such, these attract limited weight in the assessment of this planning application.

A number of comments have been received through the public consultation process suggesting alternative uses for the building. No such schemes are before the Council at this time, and this application must be assessed on its own merits and in accordance with the relevant planning policy context and guidance.

Concerns have been raised with regard to compliance with building regulations and other legislative controls. The law requires that planning authorities consider only material planning considerations and compliance with Building Regulations and other legislative controls is not a planning matter, does not affect land use, design, and impact on the area. Technical matters relating to how the building is constructed are the responsibility of Building Control.

### **Crime and disorder**

Section 17(1) of The Crime and Disorder Act 1998 imposes a duty on the Local Planning Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed development.

With regard to design of the building to address crime and security concerns paragraphs 96, 102 and 135 of the NPPF require crime and disorder and fear of crime to be considered in the design stage of a development. Other paragraphs such as 8, 111, 115, 117, and 125 also require the creation of safe environments within the context of the appropriate section.

The Police Designing Out Crime Officer has been consulted, and they have no objections subject to recommendations in relation to the quality of the security features adhering

Secured by Design standards. It has also been recommended that as a place of worship, a comprehensive security strategy is developed that integrates physical security measures and technological solutions, ensuring these align with and support the daily functions and spiritual activities of the site and any fire safety requirements.

### **Equality Act 2010**

The Equality Act 2010 identifies a number of 'protected characteristics' namely age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, sexual orientation, marriage and civil partnership. The Council's duty under the Equality Act has been given due consideration in the determination of this application. It is considered that the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic, over and above any other person.

### **Planning balance and conclusion.**

Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions. The NPPF emphasises that planning decisions should ensure that the social, economic, environmental and cultural benefits are considered in the decision-making process

The proposal reorganises and integrates the existing buildings at 66 Palmer Street and 14–16 Waterloo Street to create a more efficient and cohesive Islamic Education Centre. The scheme enhances internal functionality for worship, education, and community use; provides culturally appropriate prayer areas for up to 371 worshippers; introduces sensitive façade improvements that respect the Weston Conservation Area; incorporates flexible community spaces accessed from Waterloo Street; and reconfigures the existing residential accommodation to two self-contained residential units which whilst self-contained, are also operationally linked to the use as a religious building . Overall, the proposal strengthens the site's community role while preserving and improving its architectural character.

It is considered that the proposal aligns with national and local planning policy, which takes a positive approach to the provision, enhancement and retention of community facilities, particularly in accessible town centre locations. The regularisation and improvement of the existing mosque, together with its expansion into the adjoining property, directly responds to identified community needs and contributes positively to the social, cultural and spiritual wellbeing of the local population. It is located within Weston-super-Mare Town Centre and is well served by sustainable transport. Therefore, the proposal accords with the NPPF and relevant Development Plan policies that encourage high-quality, inclusive community uses, support town centre vitality, and promote the continued role of Weston as a focus for services and facilities. Overall, the development is supported in that regard.

The proposed development delivers design improvements that enhance the character of the conservation area, introduces an appropriate and identifiable architectural expression, and strengthens the site's role as a community facility. The anticipated increase in activity is compatible with the edge-of-town-centre context, where higher footfall and mixed commercial and leisure uses are already established. The surrounding street network provides ample capacity for safe access and dispersal, and no external call to prayer is

proposed. Noise and disturbance associated with the use are expected to remain within acceptable levels for a town centre environment. Overall, the development is considered to have an acceptable impact on local character, activity patterns and residential amenity.

The proposal delivers an improvement to the Palmer Street elevation, replacing a fragmented frontage with a more coherent, better-defined elevation that improves the street's visual quality. This aligns with CS12 and the appraisal's objective of enhancing weaker frontages. The design's contemporary arches and high-quality materials that complement the traditional materials used in the Conservation Area offer a contextual yet distinctive intervention that strengthens the streetscape.

The proposal is expected to increase activity at peak times, but it does not provide a clear parking or transport strategy. Without off-street parking, there is a risk of overspill onto nearby residential streets. Policies CS11 and CS28 require adequate parking, safe highways conditions, and sustainable travel options. Although the application provides only limited evidence of how increased demand will be managed, the site benefits from a highly sustainable town centre location with good access to buses, the railway station, cycle routes, and several large public car parks within a short walking distance. Existing on-street controls (pay-and-display and double yellow lines) already help manage parking and maintain safety.

Measures such as encouraging sustainable travel, car sharing, using nearby paid car parks, and coordinating traffic management during major events, can be secured in a travel and access management plan which will be conditioned and as such, no conflict with Policies CS11 and CS28 are found.

The change of use of the vacant retail unit at 14 Waterloo Street into a place of worship will result in the loss of a town-centre retail use. While Core Strategy Policy CS21 aims to protect primary shopping areas, the policy does not require marketing evidence, only that vitality, viability, and adequate retail provision are maintained.

The unit has been long-vacant and currently contributes nothing to footfall. The proposed F1 community/faith use would retain an active frontage, bring people into the centre, and support daytime and evening activity. Policies DM69, DM60 and DM63 support accessible community facilities and allow non-retail uses in town centres where they enhance vitality, diversity and footfall. The change of use is considered acceptable as a new active use will contribute positively to town-centre activity and does not harm retail provision or the vitality of the primary shopping area.

Concerns raised during consultation about separate women's access, alternative uses and compliance with building regulations are not grounds to resist the proposal. The women's entrance is positioned on an active, visible street frontage and provides safe, inclusive access consistent with NPPF guidance and CS12. Cultural or religious objections and fears about demographic change are not material planning considerations. Building regulations and technical construction matters fall outside the planning system. Overall, the design and use arrangements satisfy relevant policy requirements.

It is concluded that no policy conflict is found. The NPPF (paragraph 11d)) states we must approve "development proposals that accord with an up-to-date development plan without delay". The proposal accords with the development plan and should be approved without delay.

### **Natural Environment and Rural Communities (NERC) Act 2006**

The proposed development will not have a material detrimental impact upon bio-diversity.

### **The Town and Country Planning (Environmental Impact Assessment) Regulations 2017**

The proposed development does not fall within Schedule 1 or 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. A formal EIA screening opinion is not, therefore, required.

### **The Crime and Disorder Act 1998**

The proposed development will not have a material detrimental impact upon crime and disorder.

### **Equalities assessment**

The Equalities Act 2010 sets out the Public Sector Equalities Duty ("PSED"). Case law has established that this duty is engaged when planning applications are determined and consequently this duty has been applied in the determination of this application. Due regard has been paid to the need to eliminate discrimination and promote equality with regard to those with protected characteristics.

**RECOMMENDATION: APPROVE** (for the reasons stated in the report above) subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiry of three years from the date of this permission.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the approved plans and documents to be listed on the decision notice.

DR-02 Site plan  
DR-03 Existing plan  
DR-04 Existing elevations  
DR-05 Existing sections  
DR-06 Proposed floor plans  
DR-07 Rev 02 Proposed elevations  
DR-10 Rev 02 Proposed 3D views  
DR11 Proposed 3D views  
DR-12 Proposed and existing west elevation Waterloo Street  
DR-13 Proposed south elevation

Design and Access Statement  
Heritage Statement  
Flood Risk Statement

Ecological Impact Assessment  
Preliminary Roost Assessment

Reason: For the avoidance of doubt and in the interest of proper planning.

3. Construction traffic management plan

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- (a) the parking of vehicles of site operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials used in constructing the development
- (d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- (e) wheel washing facilities
- (f) measures to control the emission of dust and dirt during construction
- (g) measures to control noise from works on the site
- (h) a scheme for recycling/disposing of waste resulting from demolition and construction works
- (i) measures to keep access roads clear of vehicles
- (j) routing restrictions
- (k) construction phasing restrictions
- (l) location and specification of fencing and other measures for the protection of retained trees

Reason: In order to preserve highway safety, local amenity and the living conditions of nearby residents and in accordance with policy CS3 of the North Somerset Core Strategy and policy DM24 of the North Somerset Sites and Policies Plan (Part 1). The details are required prior to the commencement of development in order to ensure that construction works do not pose a threat to amenity, health or safety.

4. External Plant and equipment specification and management

No plant for refrigeration, ventilation, air-conditioning or cooking extraction shall be installed until the details have been submitted to and approved in writing by the local planning authority. The details shall include an assessment of the likely impact of the plant on residential amenity, specifying noise output and any mitigation measures necessary. All plant shall be installed and maintained in accordance with the details approved by the local planning authority. The rating level of all external plant either singly or in combination, shall not exceed background noise levels when assessed in accordance with BS4142:2014 at the nearest noise sensitive property.

Reason: In the interests of the living conditions nearby residents and in accordance with policy CS3 of the North Somerset Core Strategy.

5. Use of Morgue

The morgue facility as shown on approved drawing DR-06 Proposed Floor Plans, shall remain ancillary to the use of the building as a place of worship and education centre (Use Class F1) for the Weston Islamic Education Centre/Mosque. The morgue shall not be brought into use until details of all

- i) Refrigeration/ventilation equipment
- ii) noise/odour controls, and
- iii) hours of deliveries and servicing

have first been submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing.

Reason: In the interests of the living conditions nearby residents and in accordance with policy CS3 of the North Somerset Core Strategy

6. Hours of use

The use of 14 Waterloo Street as a place of worship and education centre (Use Class F1) for the Weston Islamic Education Centre/Mosque shall not be brought into use until

a schedule of days and hours of operation have first been submitted to, and approved, in writing, by the Local Planning Authority. The hours of use of the site shall thereafter be in accordance with the approved details unless otherwise agreed in writing

Reason: In order to minimise noise nuisance in the interests of nearby occupants and in accordance with policy CS3 of the North Somerset Core Strategy.

7. No external amplified sound (call to prayer)

No external loudspeakers, amplifiers, bells, tannoys, or other similar public address systems shall be used in association with the mosque or its ancillary uses, including the external transmission of 'call to prayer'.

Reason: In the interests of the living conditions nearby residents and in accordance with policy CS3 of the North Somerset Core Strategy.

8. Travel plan

The use of 14 Waterloo Street as a place of worship and education centre (Use Class F1) for the Weston Islamic Education Centre/Mosque shall not be brought into use until a Travel Plan in accordance with the principles set out in North Somerset Council's Travel Plans SPD (or latest adopted version) for the relevant building has been submitted to and approved in writing by the Local Planning Authority. The agreed details shall be implemented in full and a report detailing how this has been undertaken shall be submitted to, and approved by the Local Planning Authority.

Reason: In order to secure sustainable modes of travel and in accordance with policies CS1 and CS10 of the North Somerset Core Strategy, policy DM26 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Travel Plans SPD.

#### Cycle parking

9. The use of 14 Waterloo Street as a place of worship and education centre (Use Class F1) for the Weston Islamic Education Centre/Mosque shall not be brought into use until secure parking facilities for 18 bicycles have been provided on site. The approved facilities shall thereafter be permanently retained and kept available for the parking of bicycles at all times.

Reason: To ensure that secure cycle parking facilities are provided in order to encourage the use of more sustainable transport choices and in accordance with policies CS1 and CS11 of the North Somerset Core Strategy, policy DM28 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Parking Standards SPD.

#### Materials

10. No external walls shall be constructed until samples of the walling materials to be used in the development have first been submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in the approved materials unless otherwise agreed in writing.

Reason: To ensure that the materials are acceptable in the interests of the appearance of the area and in accordance with policy CS12 of the North Somerset Core Strategy and policy DM32 of the North Somerset Sites and Policies Plan (Part 1).

11. No external walls of the development shall be rendered until a sample of the colour and texture of the render to be used has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out only in accordance with the approved details.

Reason: To ensure the appearance of the work will be satisfactory in the interests to the appearance of the area and in accordance with Policy CS12 of the North Somerset Core Strategy and policy DM32 of the North Somerset Sites and Policies Plan (Part 1).

#### Materials security features

12. No Security gates to the Waterloo Street entrance shall be installed until detailed working drawings at a scale of not less than 1:20 showing detail of the gates have been submitted to and approved, in writing, by the Local Planning Authority. Thereafter, the development shall only be carried out in accordance with the approved details.

Reason: To maintain the architectural integrity of the building and the appearance of its surroundings and in accordance with section 72 of the Planning (Listed

Buildings and Conservation Areas) Act 1990 (as amended), policies CS5 and CS12 of the North Somerset Core Strategy and policies DM3 and DM32 of the North Somerset Sites and Policies Plan (Part 1). The details must be agreed prior to installation in order to safeguard the architectural and historic interest of the Conservation Area.

13. No Security grates to the Palmer Street elevation shall be installed until detailed working drawings at a scale of not less than 1:20 showing the final design for the grates have been submitted to and approved, in writing, by the Local Planning Authority. Thereafter, the development shall only be carried out in accordance with the approved details.

Reason: To maintain the architectural integrity of the building and the appearance of its surroundings and in accordance with section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), policies CS5 and CS12 of the North Somerset Core Strategy and policies DM3 and DM32 of the North Somerset Sites and Policies Plan (Part 1). The details must be agreed prior to installation in order to safeguard the architectural and historic interest of the Conservation Area.

#### Shop signage

14. No signage or shop front shall be installed until detailed working drawings at a scale of not less than 1:20 showing detail of the depths of the signage, new shall raisers and final design colour have been submitted to and approved, in writing, by the Local Planning Authority. Thereafter, the development shall only be carried out in accordance with the approved details.

Reason: To maintain the architectural integrity of the building and the appearance of its surroundings and in accordance with section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), policies CS5 and CS12 of the North Somerset Core Strategy and policies DM3 and DM32 of the North Somerset Sites and Policies Plan (Part 1). The details must be agreed prior to installation in order to safeguard the architectural and historic interest of the Conservation Area

15. No new doors on the Palmer Street elevation shall be installed until detailed working drawings at a scale of not less than 1:20 showing detail of the final design and colour have been submitted to and approved, in writing, by the Local Planning Authority. Thereafter, the development shall only be carried out in accordance with the approved details.

Reason: To maintain the architectural integrity of the building and the appearance of its surroundings and in accordance with section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), policies CS5 and CS12 of the North Somerset Core Strategy and policies DM3 and DM32 of the North Somerset Sites and Policies Plan (Part 1). The details must be agreed prior to installation in order to safeguard the architectural and historic interest of the Conservation Area.

Police security requirements

16. The use of 14 Waterloo Street as a place of worship and education centre (Use Class F1) for the Weston Islamic Education Centre/Mosque shall not be brought into use until a scheme has been submitted to and approved in writing by the Local Planning Authority, which demonstrates that security measures will be incorporated into the development and meet 'secured by design' standards. The development shall only be carried out in accordance with these approved details, which shall be implemented within a timescale specified as part of the approved scheme.

Reason: To reduce the risk of crime and in accordance with Policy CS12 of the North Somerset Core Strategy and policies DM3 and DM32 of the North Somerset Sites and Policies Plan (Part 1).

Waste collection

17. The use of 14 Waterloo Street as a place of worship and education centre (Use Class F1) for the Weston Islamic Education Centre/Mosque shall not be brought into use until a scheme has been submitted to and approved in writing by the Local Planning Authority for space and facilities for the separate storage and collection of waste and recycling materials. The said space and facilities shall thereafter be made permanently available for the storage and collection of waste and recycling materials only in connection with the use hereby permitted.

Reason: The Local Planning Authority wishes to encourage sustainable recycling initiatives in the interests of local amenity and sustainable waste management and in accordance with policies CS1, CS3 and CS7 of the North Somerset Core Strategy and policy DM32 of the North Somerset Sites and Policies Plan (Part 1).