

PLANNING AND REGULATORY COMMITTEE

UPDATE SHEET

18 February 2026

Section 2

Item 6 – 25/P/0530/FUL - 14 Waterloo Street, Ground Floor 16 Waterloo Street and 66 Palmer Street, Weston-super-Mare, BS23 1RU

Additional Officer comments

Officers seek to clarify that Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, requires the local planning authority regarding any buildings or other land in a Conservation Area to have special attention to the desirability of preserving or enhancing the character and appearance of that area.

This is stated in the Officer's report under Legislation, and again under Issue 3 'Heritage Impact'. However, reference to this special regard has not been expressly set out under the Planning Balance and Conclusion. Members are reminded to apply the duty under Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 and give special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area. For clarity, officers have weighed that duty and consider that there is a marginal enhancement to the Conservation Area as set out in Issue 3.

Additional Third Party comments

1 additional letter of objection has been received.

- This reiterates concern over community cohesion and inclusion.