



The Old Courthouse,
Jaycroft Road,
Burnham on Sea,
TA8 1LE

9th August 2023

To: All Members of the Planning Committee

YOU ARE HEREBY SUMMONED TO ATTEND a meeting of the **PLANNING COMMITTEE** to be held on **16th August 2023** in the Council Chamber, Old Courthouse, Jaycroft road, TA8 1LE at **7.00 pm** for the purpose of transacting the business set out in the agenda below.

All members of the public are welcome to attend.

Building doors will be open at 6:45pm

A handwritten signature in black ink, appearing to be "K Noble", written on a white background.

Katherine Noble
Town Clerk

Please contact the Town Council reception (01278 788088) if you need further information on this agenda.

Members of the Planning Committee

Councillor R.Baker
Councillor P.Clayton
Councillor A.Elrick (chair)
Councillor J.Flurry

Councillor B.Metcalf
Councillor A.Morgan
Councillor B.Vickers
Councillor P.Wynn

Public participation

A public participation session will now be held before the meeting starts. Anyone wishing to speak on any matters is encouraged to give notice of the request and subject matter to the Town Clerk no later than midday on the last working day prior to the meeting. Public participation shall be restricted to the public participation session, unless directed otherwise by the Chair. In accordance with standing orders the public participation time will not exceed 15 minutes in total with no individual speaker exceeding 3 minutes.

Planning Committee Meeting Agenda

16th August 2023

69.0.P23 To receive apologies for absence

70.0.P23 To receive any declarations of interest on items included on this agenda

71.0.P23 To receive and approve the minutes of the Planning meeting held on 26th July 2023

72.0.P23 To consider the following Planning Applications, copies of which are available from: https://sdc.somerset.gov.uk/planning_online

72.1.P23 Planning application number: 11/23/00026/ACN (alteration of previous application)

Proposal: Erection of an industrial unit with associated works.

Location: Briarwood Business Park, Commerce Way, Highbridge

<https://bit.ly/47k05Wd>

72.2.P23 Planning application number: 11/22/00144/CM

Proposal: Erection of single storey rear (South) extension

Location: 49 North Avenue, Highbridge

<https://bit.ly/477up6s>

72.3.P23 Planning application number: 11/23/00051/LE

Proposal: Subdivision of existing ground floor flat to form 2no. flats, including the demolition of lean-to on the South elevation

Location: 89A Berrow Road, Burnham-on-Sea

<https://bit.ly/3DK8N2j>



72.4.P23 Planning application number: 11/23/00056/CM

Proposal: Certificate of lawfulness for the proposed installation of an air source heat pump (ASHP) to the rear (North) of property

Location: 8 Oxford Street, Burnham-on-Sea

<https://bit.ly/45cOyGe>

72.5.P23 Planning application number: 11/23/00060/LE

Proposal: Erection of a dwelling (revised scheme)

Location: 30 Highbridge Road, Burnham-on-Sea

<https://bit.ly/3QoGBK1>

72.6.P23 Planning application number: 11/23/00065/LE

Proposal: Proposed provision of a second tier of storage containers

Location: Big Bull Self Storage, Bolton Close, Isleport Business Park, Highbridge

<https://bit.ly/3OJ7oPY>

72.7.P23 Planning application number: 11/23/00066/LE

Proposal: Variations of Condition 2 of Planning Permission 11/14/00031 (Variation of condition 2 of Planning Permission 11/13/00089 to substitute revised plans for changed roof design and internal layout.) to alter roof design, fenestration and porch

Location: 37 Caernarvon Way, Burnham-on-Sea

<https://bit.ly/47msquP>

72.8.P23 Planning application number: 11/23/00067/CM

Proposal: Erection of single storey rear (East) extension on site of existing conservatory (to be demolished)

Location: 30 Brambles Road, Burnham-on-Sea

<https://bit.ly/3KqSf31>

72.9.P23 Planning application number: 11/23/00080/JAB

Proposal: Crown lift 1No. Ash (T1) (TPO Ref T1) to 3m above ground level and reduce southern side by upto 1.5m back to the previous pruning points. Crown lift 2No.Ash (T3-T4) (TPO Ref T7 & T6) to 3m above ground level

Location: Police Station, Burnham Road, Burnham-on-Sea

<https://bit.ly/3DL0WS9>



**Burnham-on-Sea
& Highbridge**
TOWN COUNCIL

73.0.P23 To note the following:

Application No: 11/23/00078/JB

Application Type: Works to Trees in Conservation Area

Location: 8 Brunswick Terrace, Berrow Road, Burnham-on-Sea

Proposal: Crown lift Holm Oak (T1) by upto 2.5m above ground level and reduce canopy by 1.5m

74.0.P23 To consider correspondence from a resident regarding parking on St Marys Road, Burnham-on-Sea

75.0.P23 To consider correspondence from a resident regarding parking in Priory Gardens, Burnham-on-Sea

76.0.P23 Date of next meeting

The next meeting of the Committee is scheduled for 6th September 2023 at 7 pm.

Minutes of a meeting of the Planning Committee held on 26th July 2023 in the Council Chamber, The Old Courthouse, Jaycroft Road, Burnham-on-Sea at 7 pm

Present: Councillors P.Clayton, J.Flurry, B Vickers

In attendance: E Dutton, Deputy Town Clerk and 2 members of the public

Public Participation:

There were no representations made.

In the absence of the Committee Chairman, Cllr Clayton Chaired the meeting.

63.0.P23 To receive apologies for absence

Apologies were received from Councillors Wynn, Morgan, Elrick, Baker and Metcalfe.

64.0.P23 To receive any declarations of interest on items included on this agenda

Councillor Flurry declared a pecuniary interest regarding agenda item 67.0.P23.

65.0.P23 To receive and approve the minutes of the Planning Committee meeting held on 5th July 2023

The minutes of the previous meeting of the Planning Committee, held on 5th July 2023, were presented by the Chair.

Resolved that the minutes be taken as read, confirmed and signed by the Chairman.

66.0.P23 To consider the following Planning Applications, copies of which are available from: https://sdc.somerset.gov.uk/planning_online

66.1.P23 Planning application number: 11/23/00046/LE

Proposal: Conversion of detached garage to form self-contained supported living unit, including the erection Of side (East) extension.

Location: 139 Berrow Road, Burnham-on-Sea

<https://bit.ly/3Db6YlK>

Resolved: To support this application.



66.2.P23 Planning application number: 11/23/00050/CM

Proposal: Erection of a first floor and single storey extensions to the Rear (South) elevation and the installation of first floor window to the West elevation.

Location: 26 Stoddens Road, Burnham-on-Sea

<https://bit.ly/3pJKBKc>

Resolved: To support this application.

67.0.P23 To consider correspondence from a resident regarding parking on St Marys Road, Burnham-on-Sea

As there was a declaration of interest there would not be a quorate for the meeting to continue. Therefore this item has been deferred until the next Planning Committee meeting held on 16th August.

68.0.P23 Date of next meeting

The date of the next meeting, is scheduled **16th August 2023 at 7pm.**

Car Parking St Marys Rd Burnham on Sea Junction with Love Lane

Car parking is allowed after the double yellow lines from the junction with Love Lane. Vehicles entering St Mary's Rd from Love Lane can't easily see oncoming traffic due to the parked cars and there is the danger of head on collisions. Careful drivers will anticipate this and stop to allow oncoming traffic to pass. While stopped however, there is a real danger of a rear end collision if another vehicle enters St Marys Rd form Love Lane due to the shortness of the double yellow lines. There is a school entrance opposite the junction and pedestrian crossing nearby. Love Lane is a very busy route and especially so at school start and finish times. Some ,if not all cars parked at the Love Lane end of St Mary's Rd are parents of the schoolchildren. I suggest that the double yellow lines be extended to offer better opportunity to see oncoming traffic and reduce the risk of rear end collisions. Please would you let me know your decision with reasons?

Response from Highways:

Thank you for your email regarding inconsiderate parking, in St Mary's Road, Burnham on Sea, whilst I appreciate your concerns over this matter Somerset Council have no powers to stop or prosecute the drivers of vehicles parking in this manner.

Any vehicle which is taxed and insured, is able to pass or park on the highway.

We are not able to take any action against parked vehicles which are causing an obstruction where no parking restriction applies. These vehicles can only be dealt with by the police, who you should contact using their non-emergency number – 101.

The introduction or extension of parking restrictions (such as double yellow lines) has to follow a statutory process which includes advertising in papers, dealing with objections, making a traffic regulation order etc. Parking restrictions must also be supported and are difficult to enforce in isolation. The process is time consuming and costly.

To that end we are unable to consider requests on an individual request basis but only on the request of your Parish/Town Council. You will therefore need to raise your concerns with them.

Should the request come into us from the Town Council, and they fully support it, the Traffic Engineer will consider it when considering new restrictions across the whole of the district. I have detailed their email address below for your ease of reference.

Please be assured, it is not that we don't respond to individuals but often requests by one person are not always the views of the whole community and we would always seek direction from the local Parish or Town Councils, as the elected representatives before taking any scheme forward. Rather than officers spending time investigating matters at the request of one person only then to be dismissed by Parish/Town Council it is therefore more appropriate that requests for highway improvements are directed to the Parish or Town Councils initially and that they put forward the requests

I live off priory gardens but have to drive or walk up and down the road all the time to get in and out of my road,

I know a few years ago at the start of the road (one end) got double yellow lines was extended/added (I also believe someone who works for or did live by the that section or at least that's the rumour)

However mid way down the road there is a sharp LSH bend and cars are regularly parked there and sometimes its like a blind chicane with cars being on both sides and fear you would struggle for emergency services; This bend in got a small field and cemetery right by it and with all the cars parked I struggle to see on coming cars and I'm driving slow luckily I have not had an accident but fear it's only a matter of time before something will happen because of struggle to see oncoming traffic or anyone going to or from the field to cross the road

I have noticed it's worse on weekdays when people working in town are parking on the road I also suspect residents are parking on the road leaving their drive free for visitors or they have more cars than they have space (prob both)

Please can this get looked at before god forbid a kid gets hit!