

**Minutes of a meeting of the Planning Committee held on 8<sup>th</sup>  
November 2023 in the Council Chamber, The Old Courthouse,  
Jaycroft Road, Burnham-on-Sea at 7 pm**

**Present:** Councillors P Clayton, R Baker, J Flurry, B Metcalfe, B Vickers

**In attendance:** Elaine Dutton Deputy Town Clerk and 7 members of the public

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

**Public Participation**

There was 4 members of the public who spoke against planning application number 11/23/00101/LE.

**106.0.P23 To receive apologies for absence**

Apologies received from Councillor Wynn.

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

There were no declarations of interests.

**108.0.P23 To receive and approve the minutes of the Planning Committee meeting held on 18<sup>th</sup> October 2023**

The minutes of the previous meeting of the Planning Committee, held on 18<sup>th</sup> October 2023, were presented by the Chair.

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

**109.0.P23 To consider the following planning applications, copies of which are available from: [https://sdc.somerset.gov.uk/planning\\_online](https://sdc.somerset.gov.uk/planning_online)**

**109.1.P23 Planning application number: 11/23/00101/LE**

**Proposal:** Demolition of buildings and the erection of 11 no. new residential units in association to existing care home (revised scheme).

**Location:** Beaufort House, 7 Rectory Road, Burnham On Sea, Somerset, TA8 2BY

**Resolved** to object to this application for the following reasons

On the basis that due to the adverse effect of neighbouring properties, mainly overlooking and properties too close to boundary.



There is a lack of carpark provision which will then overflow on neighbouring streets.

The new build is out of character and therefore has an adverse visual impact on nature.

The construction of the care home will be sited too close to existing trees which are likely to cause an impact.

Due to the increase in ground levels there are concerns that neighbouring properties may be affected from flooding from run off of the site.

(6 members of the public left at this juncture)

**109.2.P23 Planning application number: 11/22/00093/CAN**

**Proposal:** Variation of conditions 3, 24, and 32 of planning permission 11/19/00003 Outline application with some matters reserved, for residential development of up to 248 no. dwellings (Use class C3), community uses/local shop (D1/A1), public open space and green infrastructure, new vehicle access points from Isleport Lane and associated engineering, drainage, landscape and infrastructure works. Access to be determined and all other matters reserved) to allow for an alternative mitigation scheme and alternative access arrangements

**Location:** Land to the east of Isleport Lane, Highbridge

**Resolved** to support this application. However, the Committee recommend that conditions are attached to the planning approval to ensure the emergency exit will remain just for emergency only and the traffic sign installed.

**109.3.P23 Planning application number: 11/23/00026/CAN**

**Proposal:** Erection of an industrial unit with associated works

**Location:** Briarwood Business Park, Commerce Way, Highbridge

**Resolved** to support this application.

**109.4.P23 Planning application number: 11/23/00074/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 amend approved design

**Location:** 37 Caernarvon Way, Burnham-on-Sea

**Resolved** to support this application.



**109.5.P23 Planning application number: 11/23/00095/CM**

**Proposal:** Single storey rear link extension between dwelling and garage

**Location:** Abbotsley, 2 Stoddens Road, Burnham-on-Sea

**Resolved** to support this application.

**109.6.P23 Planning application number: 11/23/00097/CM**

**Proposal:** Replacement of existing hedges and fences with new entire boundary fence

**Location:** 59A North Avenue, Highbridge

**Resolved** to support this application.

**109.7.P23 Planning application number: 11/23/00100/LE**

**Proposal:** Erection of 2 no. semi-detached dwellings

**Location:** Land south of 2 Grenville Road, Burnham-on-Sea

**Resolved** to support this application.

**109.8.P23 Planning application number: 11/23/00105/CM**

**Proposal:** Replacement of front door and ground floor windows on the west elevation

**Location:** The Royal Clarence Hotel, The Esplanade, Burnham-on-Sea

**Resolved** to support this application.

**109.9.P23 Planning application number: 11/23/00094/AGE**

**Proposal:** Application to determine if prior approval is required for the proposed installation of a 22.5m monopole supporting 6 no. antenna apertures reaching a maximum height of 23.14m, with ancillary development thereto

**Location:** Electronic Communications Apparatus at Burnham Holiday Village, Marine Drive, Burnham-on-Sea

**Resolved** to support this application.

**110.0.P23 To ratify the response to application number 11/23/00072/LE**

**Proposal:** Erection of 4 no. non-illuminated free-standing fascia advertisement signs

**Location:** Land at Walrow roundabout, Highbridge

**Resolved** to support this application.



**111.0.P23 To consider correspondence from a resident regarding blocking the road to reduce the traffic flow through Archer Drive**

**Resolved** Councillors do not support any further action as there would be no benefit in blocking the road in this location.

**112.0.P23 To consider correspondence from a resident regarding the introduction of speed limit signs on Queens Drive, Burnham-on-Sea**

**Resolved** Councillors decided that the introduction of speed limit signs was not required and the Committee did not support any further action.

**113.0.P23 To note the following:**

11/23/00111/SR - Land to the south of Brent Road, Burnham-on-Sea re-pollard willow (T1) (TPO ref T1) back to previous reduction points

The application was noted.

**114.0.P23 Date of next meeting**

The next meeting of the Committee is scheduled for **29<sup>th</sup> November 2023** at 7 pm.