



Minutes Planning Committee

Date 24/05/2023
Time 19:00 – 21:00
Location Council Chamber, Old Courthouse, Jaycroft Rd, Burnham-on-Sea, TA8 1LE
Chair Cllr Alasdair Elrick
Attendees Cllr Ross Baker, Elaine Dutton Deputy Town Clerk, Cllr Alasdair Elrick, Cllr Julie Flurry, Cllr Benjamin Metcalfe, Cllr Barbara Vickers and Cllr Paul Wynn

Yours sincerely

Katherine Noble
Town Clerk

Public participation

There was 6 members of the public present. There was two representations made.

There was one member of the public who spoke regarding 11/23/00037/LE Burnham Glass & Windows, 57B Victoria Street, Burnham On Sea and 11/22/00059 residential development on land at Isleport Lane.

A representative from Countryside Partnerships spoke regarding application 11/22/00059 residential development on land at Isleport Lane.

Councillors were given the opportunity to raise questions, which were answered.

41.0.P23 Apologies for non-attendance

Apologies received from Councillors Clayton and Morgan.



- 42.0.P23 To receive any declarations of interest on items included on this agenda**
Unless granted a dispensation, a councillor with voting rights shall not participate in discussion or vote on a matter in which they have an interest and shall withdraw from the meeting during discussion of the matter.

There were no declarations of interest.

- 43.0.P23 To receive and approve the minutes of the Planning Committee meeting held on 3rd May 2023 (copy enclosed)**
There shall be no discussion about the draft minutes of a preceding meeting except in relation to their accuracy

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

- 44.0.P23 To consider the following Planning Applications, copies of which are available from**
++ <https://www.sedgemoor.gov.uk/planningonline>++

- 44.1.P23 Planning application number: 11/22/00029/CM**
Proposal: Retention of the existing vehicular access/parking.
Location: 23 Huntspill Road, Highbridge
bit.ly/3o7bp6e

Resolved: to support this application.

- 44.2.P23 Planning application number: 11/23/00034/LE**
Proposal: Proposed replacement of plant machinery on the roof and increase the height of shield screen to the South and West elevations.

Location: Asda, Caxton Road, Highbridge, Somerset, TA9 3BX

bit.ly/3MyqUgO

Resolved: to support this application.



- 44.3.P23 Planning application number: 11/23/00036/STP**
Proposal: Change of use of former shop unit to form part of existing dwelling.
Location: 15 Church Street, Highbridge
bit.ly/459vCc9
Resolved: to support this application.
- 44.4.P23 Planning application number: 11/23/00037/LE**
Proposal: Erection of 1no. dwelling with access, parking & amenity.
Location: Burnham Glass & Windows, 57B Victoria Street, Burnham On Sea
bit.ly/457eAeK
Resolved: to object to this application.

On the basis that it would have a social impact by loss of light and overshadowing to nearby residents.
- 44.5.P23 Planning application number: 11/22/00040/STP**
Proposal: Subdivision of ground floor commercial unit into 2no. units, change of use and conversion of remainder of building from commercial to 5no. residential apartments, including a first and second floor rear extension.
Location: 11 Regent Street, Burnham On Sea
bit.ly/3o7jVCa
Resolved: to support this application.
- 44.6.P23 Planning application number: 11/23/00043/CM**
Proposal: Demolition of porches to the East and West elevations and detached garage, with the erection of single storey side (West) and rear (South) extension (revised scheme).
Location: 28 Rectory Drive, Burnham On Sea
bit.ly/3lkXKPP
Resolved: to support this application.



45.0.P23 To consider response to correspondence re 11/22/00059 residential development on land at Isleport Lane

This is an application to amend condition 32 of the original outline application (11/19/00003) for the erection of up to 248 dwelling. The condition currently states that:-

No more than 100 dwellings of the development hereby permitted shall be occupied or brought into use unless either;

- Improvement works at M5 J22/A38 Edithmead roundabout, comprising the full signalisation of the A38 Edithmead roundabout, have been implemented in full and are open to traffic; or

- An alternative scheme is proposed by the applicant and implemented in full to ensure that the predicted traffic effects at M5 J22 caused by the development are mitigated to at least the same extent as (a). This alternative scheme is to be agreed in writing by the Planning Authority in consultation with Highways England, Somerset County Council and Sedgemoor District Council.

This application seeks to change this to allow up to 200 dwellings to be occupied before the improvement works are implemented. Since the Town Council commented (objection attached) we have agreed a way forward with the applicant and National Highways to bring forward funding such that the improvements could be delivered much earlier. National Highways have confirmed that they do not object to the proposed change as the agreements that have been reached would in any event deliver the improvements well before the 200th occupation.

I attach a letter from the applicant which outlines the position and confirmation from National highways that they no longer object. This being the case can I ask that the Town Council consider their position and confirm if they wish to maintain their objection?

Resolved: To maintain their objection.

Councillors would like further details on timings to be able to consider further.

46.0.P23 To consider proposed Telecommunications upgrade at Isleport Farm, Iselport Road, Highbridge (CS12833421)

Please find attached letter and drawings in respect of the proposed telecommunications upgrade at the above site.



Resolved: All Councillors were in support of the upgrade and no comments were received.

47.0.P23 To review and respond to the Department of Levelling up, Housing and Communities consultation on the introduction of a use class for short term lets and associated permitted development rights, as request by Council on 15/5/23

[Link to consultation documents](#)

Resolved: Due to the length of the survey and detail required, It was agreed that Councillors Eirik and Vickers liaise and send the response.

48.0.P23 For noting - Burnham-on-Sea Classic Car & Vehicle Display 2023 road closures

Resolved: noted.

49.0.P23 The next meeting of this committee will be held on Wednesday 14th June 2023 at 7pm

The date of the next Planning Committee is 14th June 2023 at 7pm.