



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

1<sup>st</sup> November 2023

To: All Members of the Planning Committee

**YOU ARE HEREBY SUMMONED TO ATTEND** a meeting of the **PLANNING COMMITTEE** to be held on **8<sup>th</sup> November 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", enclosed in a thin black rectangular border.

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 J. Flurry  
Councillor P. Wynn

Councillor B. Metcalfe  
Councillor A. Elrick (Chair)  
Councillor B. Vickers

## **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 8<sup>th</sup> November 2023**

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

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

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

**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: 11/22/00093/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

[Please click here to view this planning application on Somerset Planning North: Planning Online website](#)

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

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

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

[Please click here to view this planning application on Somerset Planning North: Planning Online website](#)



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

**109.3.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

[Please click here to view this planning application on Somerset Planning North: Planning Online website](#)

**109.4.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

[Please click here to view this planning application on Somerset Planning North: Planning Online website](#)

**109.5.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

[Please click here to view this planning application on Somerset Planning North: Planning Online website](#)

**109.6.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

[Please click here to view this planning application on Somerset Planning North: Planning Online website](#)

**109.7.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

[Please click here to view this planning application on Somerset Planning North: Planning Online website](#)



**109.8.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

[Please click here to view this planning application on Somerset Planning North: Planning Online website](#)

**109.9.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

[Please click here to view this planning application on Somerset Planning North: Planning Online website](#)

**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

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

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

**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

**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.

**Minutes of a meeting of the Planning Committee held on 18<sup>th</sup>  
October 2023 in the Council Chamber, The Old Courthouse,  
Jaycroft Road, Burnham-on-Sea at 7 pm**

**Present:** Councillors A Elrick (Chair), R Baker, P Clayton, J Flurry, B Metcalfe, B Vickers

**In attendance:** Helen Hurley and 2 members of the public

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

Apologies received from Councillor Wynn.

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

There were no declarations of interests.

**99.0.P23 To receive and approve the minutes of the Planning Committee meeting held on 3<sup>rd</sup> October 2023**

The minutes of the previous meeting of the Princess Management Committee, held on 3<sup>rd</sup> October 2023, were presented by the Chair.

(A member of the public joined the meeting at this juncture.)

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

**100.0.P23 Matters Arising from previous minutes**

82.0.P23 – In relation to the traffic concerns in Isleport Lane in Highbridge, Somerset Council have stated there are no plans to make Isleport Lane one way. When the planning for the new builds was submitted the level of use of the roads and flow of traffic were taken into account, and one way was not a viable option. If the resident has further concerns they would need to discuss these directly with Somerset Council.

83.0.P23 - Councillor Vickers reported that parents of pupils at St Andrews school park there during school drop off and collection times. At other times there are occasionally cars parked there.

The Committee request that the traffic warden be asked to attend the area during school drop off and pick up times.

**101.0.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)**

**101.1.P23 Planning application number: 11/23/00064/LE**

Signed by Chair.....

Date.....



**Proposal:** Demolition of existing building and the erection of two storey building comprising of 2no. residential dwellings

**Location:** Land At, Former Gospel Hall, Newtown Road, Highbridge

**Resolved** to support this application.

**101.2.P23 Planning application number: 11/23/00073/CM**

**Proposal:** Demolition of detached garage to the east elevation, erection of single storey rear (north) and side (east) wrap around extension

**Location:** 65 St Marks Road, Burnham-on-Sea

**Resolved** to support this application.

**101.3.P23 Planning application number: 11/23/00079/CM**

**Proposal:** Conversion of loft to form additional living accommodation and the erection of single storey side (north) extension

**Location:** 15 Ashcott Drive, Burnham-on-Sea

**Resolved** to support this application.

**101.4.P23 Planning application number: 11/23/00085/LE**

**Proposal:** Erection of side (west) extension to the existing business unit.

**Location:** Unit 1a, Commerce Way, Highbridge

**Resolved** to support this application.

**101.5.P23 Planning application number: 11/23/00090/CM**

**Proposal:** Erection of a single storey rear/side extension to the south/east elevation

**Location:** 28 Stoddens Road, Burnham-on-Sea

**Resolved** to support this application.

**102.0.P23 To consider correspondence from a resident regarding double yellow lines at Golf Links Road**

Councillors felt that there would be no benefit in extending the double yellow lines in this location.

**103.0.P23 To receive Somerset consultation on removal of public payphone, on Princess Street, Burnham-on-Sea and agree response**

Councillors would like to know the statistics on the usage of the telephone box, before being able to respond to the consultation. It was suggested that B.T could be asked to consider repurposing, incorporating wifi hotspots and mobile charging facilities.



**104.0.P23 Applications for noting**

The following applications were noted;

11/23/00093/LE - The Bungalow, 79 Stoddens Road, Burnham-on-Sea

Certificate of Lawfulness for the proposed erection of a garden room

11/23/00103/SR - Manor Gardens, Berrow Road, Burnham-on-Sea

Remove 4 no. secondary branches of Sycamore T1 (TPO Ref T66) to provide clearance over building (as per Photo 1). Remove 2 no. secondary branches of Sycamore T2 (TPO Ref T76) to provide clearance over building

11/23/00104/LE - 10 Westmere Crescent, Burnham-on-Sea

Application to determine if prior approval is required for a proposed single storey rear extension, projecting 3.33m from the rear (south) elevation

**105.0.P23 Date of next meeting**

The next meeting is scheduled for 8<sup>th</sup> November 2023 at 7pm.

Archer Drive- TA8 1JH

Good Afternoon,

I was hoping to make an enquiry to see if there's anything that can be done to better control the traffic flow through Archer Drive, whether that's through blocking off the road or part of the road to reduce the amount of traffic. At the moment it has become a bit of a rat run which is a shame and has caused some difficulties as a resident of the street.

As there are a number of main roads around the street, I would hope doing this wouldn't be too disruptive.

Thank you for taking the time to read my message, I'm open to being contacted on how I best support taking this further.



Subject: Queens Drive

I'm a local resident and I was wondering if I could pitch an idea to you please.

Following a joke post on Facebook reminding local residents that the speed limit for Queens Drive, also known as the Burnham link road, is a 60mph road, it shocked me that the vast number of people replying didn't know this, the majority seemed to believe it was still a continuation of the 30mph limit.

There are signs as you enter from the motorway roundabout informing of the speed limit change, however from entering the road from love lane roundabout (by Tesco) there are no signs to inform of the change of speed limit, so my idea is to place one sign informing of the speed limit change.

On a typical day, I come across my people going 30mph on that road, this causes traffic problems, dangerous driving conditions of people trying to overtake, and driving too slowly also is a danger.

I feel the introduction of a 60mph sign at the entrance of the Queens Drive/Burnham link road, would be a good start and hopefully will reduce accidents on that road.

Many thanks