



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

26<sup>th</sup> March 2024

To: All Members of the Planning Committee

**YOU ARE HEREBY SUMMONED TO ATTEND** a meeting of the **PLANNING COMMITTEE** to be held on **3<sup>rd</sup> April 2024** 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 rectangular 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 J. Flurry  
Councillor J. Warren

Councillor B. Metcalfe  
Councillor A. Elrick (chair)  
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**

### **3<sup>rd</sup> April 2024**

**156.0.P24 To receive apologies for absence**

**157.0.P24 To receive any declarations of interest on items included on this agenda**

**158.0.P24 To receive and approve the minutes of the Planning meeting held on 13<sup>th</sup> March 2024**

**159.0.P24 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)**

**159.1.P24 Planning application number: 11/24/00006/STP**

**Proposal:** Internal renovations to facilitate the installation of a mezzanine floor and rooflights to the east and west elevations

**Location:** Gospel Tabernacle Evangelical Church, Burnham Road, Highbridge

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

**159.2.P24 Planning application number: 11/24/00009/POA**

**Proposal:** Erection of canteen and storage buildings on site of existing (to be demolished) with link to existing building

**Location:** 2 Bolton Close, Highbridge

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



**159.3.P24 Planning application number: 11/24/00018/PO**

**Proposal:** Erection of a single storey extension to the front south-west elevation

**Location:** 9 Holm Close, Burnham-on-Sea

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

**159.4.P24 Planning application number: 11/24/00019**

**Proposal:** Erection of a detached garage to north of property

**Location:** 25 Rectory Road, Burnham-on-Sea

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

**159.5.P24 Planning application number: 11/24/00021/STP**

**Proposal:** Erection of a single storey side extension to south elevation partially on site of existing (to be demolished) and installation of a new roof with increase in ridge height. The addition of a first floor and dormer windows to the east and west elevation

**Location:** 24 Margaret Crescent, Burnham-on-Sea

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

**159.6.P24 Planning application number: 11/24/00023/FHY**

**Proposal:** Erection of a detached double garage on site of existing (to be demolished)

**Location:** 1 Herbert Road, Burnham-on-Sea

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

**160.0.P24 To consider a response to the government consultation on an accelerated planning system for recommendation to Town Council**

[https://www.gov.uk/government/consultations/an-accelerated-planning-system-consultation/an-accelerated-planning-system?utm\\_source=emailmarketing&utm\\_medium=email&utm\\_campaign=news\\_bulletin\\_13\\_march\\_2024&utm\\_content=2024-03-21#varying-and-overlapping-planning-permissions](https://www.gov.uk/government/consultations/an-accelerated-planning-system-consultation/an-accelerated-planning-system?utm_source=emailmarketing&utm_medium=email&utm_campaign=news_bulletin_13_march_2024&utm_content=2024-03-21#varying-and-overlapping-planning-permissions)



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

**161.0.P24 To consider the following appeal:**

**Appeal reference:** APP/E3335/W/24/3336741

**Planning application number:** 11/23/00089

**Proposal:** Formation of driveway including dropped kerb

**Location:** 94 Love Lane, Burnham-on-Sea

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

**162.0.P24 The following applications are to note only:**

Prohibition of right turn order 2024 – Barley Street onto Isleport Lane, Highbridge

For avoiding danger to persons or other traffic using the road or for preventing the likelihood of any such danger

Temporary 6 month closure of the right of way AX32/35 from 18<sup>th</sup> March 2024

Order prohibiting all traffic from proceeding along part of the footpath AX32/35 from its junction with BW13/31 near the River Brue to the east of the railway bridge whilst works are being conducted on a redundant gas pipe

**163.0.P24 Date of next meeting**

The next meeting of the Committee is scheduled for 24<sup>th</sup> April 2024 at 7 pm.

**Minutes of a meeting of the Planning Committee held on 13<sup>th</sup> March 2024 in the Council Chamber, The Old Courthouse, Jaycroft Road, Burnham-on-Sea at 7 pm**

**Present:** Councillors J. Flurry, B. Vickers, J. Warren, P Wynn, B. Metcalfe

**In attendance:** Elaine Dutton, Deputy Town Clerk, and 1 member of the public

In the absence of the Committee Chairman, Councillor Warren was elected to Chair the meeting.

**Public Participation:**

There were no representations made.

**147.0.P24 To receive apologies for absence**

Apologies for absence were received from Councillor Clayton.

**148.0.P24 To receive any declarations of interest on items included on this agenda**

There were no declarations of interests.

**149.0.P24 To receive and approve the minutes of the Planning meeting held on 21<sup>st</sup> February 2024**

The minutes of the previous meeting of the Planning Committee, held on 21<sup>st</sup> February 2024, were presented to the Chairman.

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

**150.0.P24 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)**

**150.1.P24 Planning application number: 11/24/00004/POA**

**Proposal:** Proposed change of use of granny annexe to holiday let

**Location:** 136 Berrow Road, Burnham-on-Sea

**Resolved** to support this application.

**150.2.P24 Planning application number: 11/24/00010/POA**

**Proposal:** Proposed enclosed lift access to first floor, toilet refurbishment, ground floor storage and terrace to the front elevation (south west)

**Location:** Burnham On Sea Motor Boat and Sailing Club, South Esplanade, Burnham-on-Sea



**Resolved** to support this application.

**151.0.P24 To consider if a submission is required for the Sedgemoor parking amendment order 2024**

There were no submissions required.

**152.0.P24 To consider a response to the government consultation on changes to various permitted development rights for recommendation to Town Council**

**Resolved** that Cllrs Flurry, Metcalfe and Vickers are appointed to consider the response to the consultation for recommendation to Town Council.

**153.0.P24 To consider application to vary a premises license**

**Location:** Burnham-on-Sea Holiday Village, Marine Drive, Burnham-on-Sea, Somerset, TA8 1LA

**Resolved** to support this application.

**154.0.P24 The following applications are to note only:**

11/24/00005 – Burnham Holiday Village, Marine Drive, Burnham-on-Sea

It was noted that one of the limbs on the protected White Willow (T2 on the submitted location plan & T281 on the ground control survey) within the protected area A1 which is overhanging the roadside was at risk of imminent failure as it showed a lot of decay and movement in reasonably light winds at the time of their inspection. The limb has been removed as emergency work

11/24/00014/CM - 10 Westmere Crescent, Burnham-on-Sea

Certificate of Lawfulness for the proposed erection of a single storey extension to the rear (south) elevation

11/24/00016/CM - 6 Apex Drive, Highbridge

Certificate of Lawfulness for the proposed loft conversion, installation of rooflights and the installation of a window to the side (south) elevation

Prohibition of right turn order 2024 - Isleport Lane, Highbridge

Prohibition of right turn from Isleport Road onto the unnamed road into Isleport Grove development, for avoiding danger to persons or other traffic using the road or any other road or for preventing the likelihood of any such danger arising

The applications were noted.

**155.0.P24 Date of next meeting**

The next meeting of the Committee is scheduled for 3<sup>rd</sup> April 2024 at 7 pm.

**Somerset Planning - North Team**Bridgwater House, King Square,  
Bridgwater, Somerset TA6 3AR**Web:** [www.somerset.gov.uk](http://www.somerset.gov.uk)**Email:** [PlanningNorth@somerset.gov.uk](mailto:PlanningNorth@somerset.gov.uk)**Tel:** 0300 123 2224**Date:** 26 March 2024

Burnham-on-Sea and Highbridge Town Council  
Old Court House  
Jaycroft Road  
Burnham-on-Sea  
Somerset  
TA8 1LE

Dear Ms H Hurley

**Town and Country Planning Act - Section 78**

**Application No:** 11/23/00089  
**Appeal Case Officer:** Mr C Mitchell  
**Proposal:** Formation of driveway including dropped kerb.  
**Location:** 94 Love Lane, Burnham On Sea, Somerset, TA8 1EZ  
**Appellant:** Mr Labbe  
**Appeal Ref:** APP/E3335/W/24/3336741  
**Appeal start date:** 25/03/2024

I refer to the above details. An appeal has been made to the Secretary of State against the Council's refusal to grant planning permission.

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in Part 2 of The Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous comments, you can do so online through the Appeals Casework Portal (ACP): <https://acp.planninginspectorate.gov.uk>. Comments will no longer be accepted by email. If you do not have access to the internet, you can send your comments to:

Jasmine Rogers  
The Planning Inspectorate  
3D Eagle Wing  
Temple Quay House  
2 The Square  
Bristol  
BS1 6PN

**PLEASE NOTE**

Representations must be submitted via the Appeals Casework Portal whenever possible.

**All representations must be received by 29 April 2024.** Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference.**

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

The appeal documents are available for inspection via our Planning Online website [https://sdc.somerset.gov.uk/planning\\_online](https://sdc.somerset.gov.uk/planning_online) (search using the Application Number) or at our office between 9.00am and 5.00pm Monday to Friday (excluding bank holidays).

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning appeals" booklets free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal> or from us.

When made, the decision will be published on the Appeals Casework Portal (ACP): <https://acp.planninginspectorate.gov.uk>.

Yours sincerely

A handwritten signature in black ink, appearing to be 'D de Vries', written in a cursive style.

Dawn de Vries MSc MRTPI CMgr MCMI  
Service Manager - Planning North Team

We aim to comply with current Data Protection legislation; please refer to our Privacy Notice at <https://www.somerset.gov.uk/planning-privacy-notice>



**SOMERSET COUNCIL**  
**(BARLEY STREET, HIGHBRIDGE)**  
**(IN THE PARISH OF BURNHAM-ON-SEA AND HIGHBRIDGE)**  
**(PROHIBITION OF RIGHT TURN)**  
**ORDER 2024**

NOTICE is hereby given that Somerset Council proposes to make the above Order in pursuance of the provisions of the Road Traffic Regulation Act 1984, as amended, the effect of which is to introduce a prohibition of right turn as specified in the Schedule below.

There will be an exemption in the order for emergency services, vehicles being used in connection with any building operation, demolition in or adjacent to that road, the removal of any obstruction to traffic, the maintenance, improvement or reconstruction of any of the lengths of road so referred, or the laying, erection, alteration or repair in or near to any of the said lengths of road of any sewer, or of any main pipe or apparatus for the supply of gas, water or electricity.

The provisions of any other orders are hereby revoked but only as far as they are affected by the restrictions of this Order.

A copy of the draft Order, the map showing the lengths of road affected and the Statement of Reasons for proposing to make the Order may be inspected online at [www.somerset.gov.uk/TRO](http://www.somerset.gov.uk/TRO).

Any person wishing to make representations or to object to the proposed Order should send a statement in writing of their representations or objection and state the grounds on which it is made to Somerset Council, via email to [TROinbox@somerset.gov.uk](mailto:TROinbox@somerset.gov.uk) quoting Reference No. KT16012024 and received no later than 21 days from the publication of this notice.

The names and addresses of anyone writing in may be made available for public inspection and will be included in a report that may be published on the Somerset Council website, unless the individuals concerned state, in writing, their objection to their names and addresses being made so available or being included in the publication.

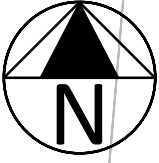
DUNCAN SHARKEY  
 Chief Executive  
 Dated: 12<sup>th</sup> March 2024

**SCHEDULE**  
**Prohibition of Right Turn**

Barley Street, Highbridge	From Barley Street on to Isleport Lane
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**STATEMENT OF REASONS FOR PROPOSING TO MAKE THE ORDER**

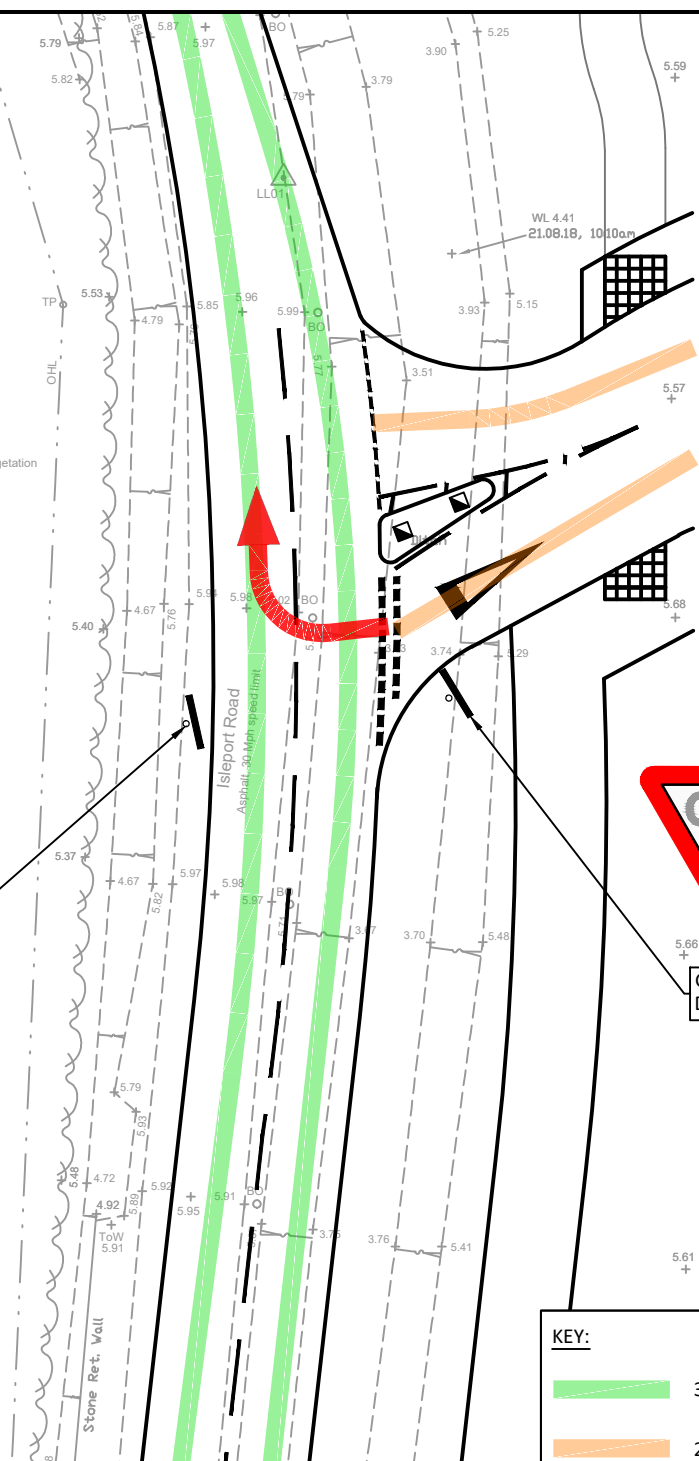
For avoiding danger to persons or other traffic using the road or any other road or for preventing the likelihood of any such danger arising.



NO RIGHT TURN  
DIAG. 612



GIVE WAY  
DIAG. 602



**KEY:**

- 30mph SPEED LIMIT
- 20mph SPEED LIMIT
- NO RIGHT TURN RESTRICTION
- PROPOSED TRAFFIC SIGN

C	UPDATED TO SUIT SCC TRO COMMENTS	01/02/24	AW	AB
B	JUNCTION ISLAND ADDED TO PLAN	27/10/23	AW	AB
A	FIRST ISSUE	07/08/23	AB	PS
REV.	DESCRIPTION	Date	BY	CHK

CLIENT: **COUNTRYSIDE PARTNERSHIPS SOUTH WEST**

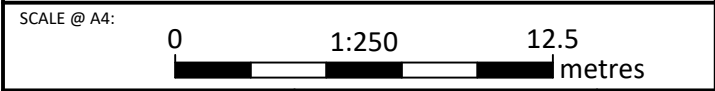
PROJECT: **ISLEPORT LANE, HIGHBRIDGE**

ARCHITECT: **POW ARCHITECTS**

TITLE: **TRAFFIC REGULATION ORDER PLAN  
NO RIGHT TURN FROM BARLEY STREET, HIGHBRIDGE  
ONTO ISLEPORT LANE**

DESIGN BY:

DRAWING STATUS: **FOR INFORMATION ONLY**



PROJECT No: <b>19539</b>	DRAWING No: <b>SK-17</b>	REV: <b>C</b>
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**Somerset**  
Council

**SOMERSET COUNCIL**  
**PARISH OF BUNRHAM-ON-SEA AND HIGHBRIDGE**  
**Temporary Closure of Part of Footpath AX32/35**

**TAKE NOTICE** that in pursuance of Section 14(1) of the Road Traffic Regulations Act 1984, as amended by the Road Traffic (Temporary Restrictions) Act 1991, the Council of Somerset has made an Order prohibiting all traffic from proceeding along part of the Footpath AX32/35 from its junction with BW13/31 near the River Brue for approximately 50 metres to 20 metres to the east of the railway bridge whilst work is being conducted on a redundant gas pipe.

**The Order became effective on 18<sup>th</sup> March 2024 and will remain in force for six months** or until works on the area are completed, whichever comes sooner.

**No alternative route is available.**

For information about the works being carried out please contact Mr Mike Dean at Prichards Holdings Ltd on 07884 737745.

DUNCAN SHARKEY Chief Executive

Dated: 18<sup>th</sup> March 2024

