



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

6<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 **13<sup>th</sup> March 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 P. Wynn

Councillor B. Metcalfe  
Councillor A. Elrick (chair)  
Councillor B. Vickers  
Councillor J. Warren

## **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 13<sup>th</sup> March 2024**

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

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

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

**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

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

**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

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

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



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

<https://www.gov.uk/government/consultations/changes-to-various-permitted-development-rights-consultation/changes-to-various-permitted-development-rights-consultation#scope-of-the-consultation>

**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

**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

**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



**Minutes of a meeting of the Planning Committee held on 21<sup>st</sup> February 2024 in the Council Chamber, The Old Courthouse, Jaycroft Road, Burnham-on-Sea at 7 pm**

**Present:** Councillors A. Elrick (Chair), P. Clayton, B. Vickers

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

**Public Participation:**

There were no representations made.

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

Apologies were received from Councillors Wynn, Flurry, Metcalfe, Warren and Baker.

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

There were no declarations of interests.

**142.0.P24 To receive and approve the minutes of the Planning meeting held on 31<sup>st</sup> January 2024**

The minutes of the previous meeting of the Planning Committee, held on 31<sup>st</sup> January 2024, were presented to the Chairman.

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

**143.0.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)**

**143.1.P24 Planning application number: 11/23/00102/POA**

**Proposal:** Conversion of garages providing kitchen and craft room, with associated works and fenestration alterations

**Location:** 1 Chichester Close, Burnham-on-Sea

**Resolved** to support this application.

**143.2.P24 Planning application number: 11/23/00134/CM**

**Proposal:** Erection of a single storey extension to the rear south-west elevation on site of existing conservatory (to be demolished) and garage conversion to a kitchen

**Location:** 11 Stoddens Walk, Burnham-on-Sea

**Resolved** to support this application.

Signed by Chair.....

Date.....



**143.3.P24 Planning application number: 11/23/00135/POA**

**Proposal:** variation of condition 2 of planning permission application no. 11/04/00117 (Change of use of 2 ground floor rooms from residential to childrens nursery and kitchen to be for both residential and nursery use) to re-word condition removing the limiting number of children of 33 and replace it with: 'The number of children at the nursery facility will be in accordance with the relevant DfE (EYFS) area standards'

**Location:** 1 Maddocks Slade, Burnham-on-Sea

**Resolved** to support this application.

**143.4.P24 Planning application number: 05/24/00001/CM**

**Proposal:** Erection of a two storey rear extension to the north elevation and remodelling of existing single storey kitchen extension. Erection of front boundary wall on site of existing (to be demolished).

**Location:** 248 Berrow Road, Berrow, Burnham-on-Sea

**Resolved** to support this application.

**143.5.P24 Planning application number: 11/24/00007/POA**

**Proposal:** Approval for the relocation of the seaside treats and box unit

**Location:** Burnham Holiday Village, Marine Drive, Burnham-on-Sea

**Resolved** to support this application.

**143.6.P24 Planning application number: 11/24/00008/CM**

**Proposal:** Conversion of an integral garage to create a new front entrance with internal works

**Location:** 8 Olivier Close, Burnham-on-Sea

**Resolved** to support this application.

**143.7.P24 Planning application number: 11/24/00011/POA**

**Proposal:** Change of use from dwelling to 6no. bedroom residential care home

**Location:** 76 Berrow Road, Burnham-on-Sea

**Resolved** to support this application.

**143.8.P24 Planning application number: 11/24/00013/CM**

**Proposal:** Erection of a single storey extension to rear south elevation

**Location:** 4 Rectory Place, Burnham-on-Sea

**Resolved** to support this application.



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

**Appeal Reference:** APP/E3335/W/23/3334087

**Planning application number:** 11/23/00076

**Proposal:** Erection of a dwelling

**Location:** Land west of, The Firs, Walrow Road, Highbridge

**Resolved** to support this application.

**145.0.P24 Applications for noting**

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

Fell 2no. White Willow (T1 & T2) (TPO Ref A1) and 2no. Hybrid Poplar (T3 & T5) (TPO Ref A1). Remove defected limb of 1no. Hybrid Poplar (T4) (TPO Ref A1) overhanging the driveway at approx.12m above ground level and prune back to larger secondary branch. Re-pollard 2no. White Willow (G6) (TPO Ref A1) back to previous pruning points

11/23/00123/POA - Our Lady and The English Martyrs, Highbridge Road, Burnham-on-Sea

Application for a Certificate of Lawfulness. The building is principally a Roman Catholic Church, but one section of the building on the first floor is a residential flat

The applications were noted.

**146.0.P24 Date of next meeting**

The next meeting of the Committee is scheduled for 13<sup>th</sup> March 2024 at 7 pm.

## Sedgemoor Parking Amendment Order Submission

Somerset Council have requested data for the next Parking Amendment Order.

If there are any enforceable road markings /parking restrictions that need to be subject to a Traffic Regulation Order please use the form below to make your requests.

There is a limited budget and so must consider not only the costs of making these TROs legal, but also the installation and maintenance cost going forward.

An example of how to complete a form is provided below:

Parish: **PLEASE ENTER PARISH NAME**

Location No.: <b>1,2,3 etc</b>
Exact Location:
PHOTO/S <b>PLAN OR PHOTO OF LOCATION HERE</b>
Reasons: <b>WHAT ARE THE PROBLEMS AND WHY THE RESTRICTIONS ARE NEEDED?</b>
How critical: <b>PRIORITY OF THIS PROPOSAL</b>

**Sedgemoor Parking Amendment Order Submission**

Parish:

Location No.:
Exact Location:
PHOTO/S
Reasons:
How critical:





## Application to vary a premises licence - Stage 1

FS-Case-592966271

Case created on: 2024-03-06 09:13:27

### Introduction and guidance

#### Applicant details

Are you an agent acting on behalf of the applicant?

##### Applicant details

**Title**

**First name**

**Family Name**

**E-mail**

**Main telephone number**

**I am applying as**

##### Applicant Business

**Is your business registered in the UK with Companies House?**

**Commercial Register**

**Registration number**

**Business name**

**Legal Status**

**Your position in the Business**

**Home country**

##### Registered Address

**Building number or name**

**Street**

**City or Town**

**County or administrative area**

**Postcode**

**Country**

##### Agent details

**Title**

**First name**

**Family Name**

**E-mail**

**Main telephone number**

**I am applying as**

##### Agent Business

**Is your business registered in the UK with Companies House?**

**Is your business registered outside the UK?**

<b>Business name</b>	Poppleston Allen
<b>Legal Status</b>	Partnership
<b>Your position in the Business</b>	Solicitor
<b>Home country</b>	United Kingdom

Agent Business Address

<b>Building number or name</b>	37
<b>Street</b>	Stoney Street
<b>City or Town</b>	Nottingham
<b>Postcode</b>	NG1 1LS
<b>Country</b>	United Kingdom

### Application details

I/we, as named in section 1, apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in section 2 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003.

<b>Premises Licence Number</b>	SDCTA6/06166
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Premises location

<b>Are you able to provide a postal address, OS map reference or description of the premises?</b>	Address
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<b>Building number or name</b>	Burnham on Sea Holiday Village (Entertainment Complex and External Area)
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<b>Street</b>	Marine Drive
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<b>City or Town</b>	Burnham on Sea
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<b>County or administrative area</b>	Somerset
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<b>Postcode</b>	TA8 1LA
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<b>Country</b>	United Kingdom
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<b>Telephone Number</b>	
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### Variation

<b>Do you want the proposed variation to have effect as soon as possible?</b>	Yes
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<b>Do you want the proposed variation to have effect in relation to the introduction of the late night levy?</b>	No
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<b>If your proposed variation would mean that 5,000 or more people are expected to attend the premises at any one time, state the number expected to attend</b>	N/A
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**Describe briefly the nature of the proposed variation and the premises.**

1) To approve an amendment to the Annex 4 drawings attached to the premises licence, specifically drawing number 3176.4.01 showing the external licensed area. The proposal is to relocate the container bar from its approved position on the plans close to the high ropes to a position towards 12 o'clock on the plans, which detail is shown on the drawing accompanying this application namely drawing number 2175-BU-1000 Revision 3. The revised drawing can be inspected as part of the application, there are no changes to the position of the stage, the size of the licensed area, the licensable activities permitted under the premises licence nor the hours permitted under the premises licence. Whilst the container bar is being relocated to a "Seaside Treats Container" all staff serving alcohol in the container bar will be trained on the legal requirements in the Licensing Act 2003 relating to the sale of alcohol to underage persons and the premises licence holder operates a Challenge 25 policy. Container Bars are located adjacent to such units at Haven Skegness and Caister on Sea without incident or issue. As family holiday parks all Haven holiday parks operate with "Fun" shops which are attractive to children within show bars without any complaints or concerns being raised by the Licensing Authorities about these shops being within licensed premises. (2) To amend conditions 2,5,20 and 21 of Annex 2 and conditions 1-6, 8-10, 13 and 15 of Annex 3 to refer to the amended plan number should the variation be approved.

**Activities**

<b>Will you be providing plays?</b>	No
<b>Will you be providing films?</b>	No
<b>Will you be providing indoor sporting events?</b>	No
<b>Will you be providing wrestling or boxing entertainments?</b>	No
<b>Will you be providing live music?</b>	No
<b>Will you be providing recorded music?</b>	No
<b>Will you be providing performances of dance?</b>	No
<b>Will you be providing anything similar to live music, recorded music or performances of dance?</b>	No
<b>Will you be providing late night refreshment?</b>	No
<b>Will you be selling or supplying alcohol?</b>	No

**Adult entertainment**

txt\_21\_informationAdult None

**Hours premises are open to the public**

<b>Monday</b>	0800-0230
<b>Tuesday</b>	0800-0230
<b>Wednesday</b>	0800-0230
<b>Thursday</b>	0800-0230
<b>Friday</b>	0800-0230
<b>Saturday</b>	0800-0230
<b>Sunday</b>	0800-0230
<b>State any seasonal variations for the activity.</b>	As existing
<b>State any non standard timings - when the premises will be used at different times from those listed above.</b>	As existing

txt\_17\_conditionsRemoved

None but the following conditions need to be amended with the revised plan number if the application is granted:-  
Conditions 2,5,20 and 21 of Annex 2 and conditions 1-6, 8-10, 13 and 15 of Annex 3

I have enclosed the premises licence

Yes

## Licensing Objectives

a) General "all four licensing objectives (b,c,d,e)

The existing conditions on the premises licence will continue to apply to the container bear since it is being relocated in the area which is already covered by the premises licence for the provision of licensable activities including the sale of alcohol.

b) The prevention of crime and disorder

see box a) above

c) Public safety

see box a) above

d) The prevention of public nuisance

see box a) above

e) The protection of children from harm

see box a) above

## Payment details

Non-domestic rateable value of premises (Â£)

Is the premises primarily used for the consumption of alcohol on the premises?

No

Fee based on non-domestic rateable value of premises (Â£)

Additional fees based on the expected number of attendees (Â£)

0

Total fee (Â£)

## Declaration

### Declaration

Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership: I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15). The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, if appropriate (please see note 15)

Ticking this box indicates you have read and understood the above declaration.

I have read and understood the above declaration.

Full name

Poppleston Allen Solicitors

Position

Solicitors on behalf of the Applicant

Date

06 March 2024