



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

17<sup>th</sup> April 2024

To: All Members of the Planning Committee

**YOU ARE HEREBY SUMMONED TO ATTEND** a meeting of the **PLANNING COMMITTEE** to be held on **24<sup>th</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 over a light blue 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 24<sup>th</sup> April 2024**

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

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

**166.0.P24 To receive and approve the minutes of the Planning meeting held on 3<sup>rd</sup> April 2024**

**167.0.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)**

**167.1.P24 Planning application number: 11/24/00022/STP**

**Proposal:** Variation of condition 2 of planning permission application No. 11/22/00017 (proposed redevelopment of land for 3no. commercial units (use class B2, B8, Eg(i)) and associated works.) to amend the approved plans listed in schedule A to reflect changes to the approved scheme

**Location:** 1 Hooper Close, Highbridge

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

**167.2.P24 Planning application number: 11/24/00024/STP**

**Proposal:** Application to determine if prior approval is required for a proposed change of use from commercial, business and service (use class E) to mixed use including up to two flats (use class C3)

**Location:** 75 High Street, Burnham-on-Sea

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



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

**167.3.P24 Planning application number: 11/24/00030**

**Proposal:** Erection of a single storey extension to the side (east) elevation

**Location:** Tudor Lodge Residential Care Home, 8 Brightstowe Road, Burnham-on-Sea

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

**167.4.P24 Planning application number: 25/24/00005/LE**

**Proposal:** Erection of a rear (east) extension part on site of existing storage unit (to be demolished)

**Location:** Unit 22, Evercreech Way, Highbridge

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

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

**11/24/00026** - Marlborough Court, Burnham-on-Sea

Notice of intent to install fixed line broadband apparatus consisting of 1no. wooden pole. Ref: WFKCVF2D

**11/24/00027** - Balmoral Drive, Burnham-on-Sea

Notice of intent to install 9m fixed line broadband apparatus.  
Ref: WFJWTH3F

**11/23/00130** - 50 Thorndike Way, Burnham-on-Sea

Erection of detached outbuilding to be used as a home salon

**169.0.P24 Date of next meeting**

The next meeting of the Committee is scheduled for 15<sup>th</sup> May 2024 at 7 pm

**Minutes of a meeting of the Planning Committee held on 13rd April 2024 in the Council Chamber, The Old Courthouse, Jaycroft Road, Burnham-on-Sea at 7 pm**

**Present:** A. Elrick (chair) B. Vickers, J. Warren, P Wynn, R. Baker

**In attendance:** Elaine Dutton, Deputy Town Clerk, and 2 members of the public

**Public Participation:**

There were no representations made.

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

Apologies for absence were received from Councillors Clayton, Flurry and Metcalfe.

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

There were no declarations of interests.

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

The minutes of the previous meeting of the Planning Committee, held on 13<sup>th</sup> March 2024, were presented to the Chairman.

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

**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

**Resolved** to support this application.



**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

**Resolved** to support this application.

**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

**Resolved** to support this application.

**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

**Resolved** to support this application.

**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

**Resolved** to support this application.

**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

**Resolved** to support this application.

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

**Resolved** that Cllrs Vickers and Baker are appointed to consider the response to the consultation for recommendation to 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



**Resolved** to withdraw the previous decision to support, after discussions the decision is to to object on the grounds that there is not adequate provision for the manoeuvring of vehicles and would result in having to reverse onto the highway causing a potential accident.

**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

The applications were noted.

**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.