



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

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

2<sup>nd</sup> October 2024

To: All Members of the Planning Committee

**YOU ARE HEREBY SUMMONED TO ATTEND** a meeting of the **PLANNING COMMITTEE** to be held on **9<sup>th</sup> October 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

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 J. Flurry  
Councillor B. Metcalfe  
Councillor B. Vickers

Councillor P. Clayton  
Councillor A. Hendry (Chair)  
Councillor K. Pearce  
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**

**9<sup>th</sup> October 2024**

- 227.0.P24** To receive apologies for absence
- 228.0.P24** To receive any declarations of interest on items included on this agenda
- 229.0.P24** To receive and approve the minutes of the Planning meeting held on 18<sup>th</sup> September 2024
- 230.0.P24** Matters arising from previous minutes
- 231.0.P24** To consider response to correspondence received
- 232.0.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)
- 232.1.P24** Planning application number: 11/24/00048
- Proposal:** Erection of 1.8m wooden fence and demolition of existing boundary wall
- Location:** 7 Dewar Close, Burnham-on-Sea
- [Please click here to view this planning application on Somerset Planning North: Planning Online website](#)
- 232.2.P24** Planning application number: 11/24/00050/FHY
- Proposal:** Retrospective application for the erection of a single storey rear north extension
- Location:** 66 Clyce Road, Highbridge
- [Please click here to view this planning application on Somerset Planning North: Planning Online website](#)



- 232.3.P24 Planning application number:** 11/24/00052/FHY  
**Proposal:** Erection of single storey rear (NE) extension  
**Location:** 88 Highbridge Road, Burnham-on-Sea  
[Please click here to view this planning application on Somerset Planning North: Planning Online website](#)
- 232.4.P24 Planning application number:** 11/24/00059/FHY  
**Proposal:** Erection of a two-storey rear extension to the east elevation  
**Location:** 22 The Grove, Burnham-on-Sea  
[Please click here to view this planning application on Somerset Planning North: Planning Online website](#)
- 232.5.P24 Planning application number:** 11/24/00060/FHY  
**Proposal:** Erection of a dormer extension to the rear east elevation  
**Location:** 49 Rosewood Avenue, Burnham-on-Sea  
[Please click here to view this planning application on Somerset Planning North: Planning Online website](#)
- 232.6.P24 Planning application number:** 11/24/00064/LE  
**Proposal:** Erection of a dormer extension to the rear east elevation  
**Location:** 49 Rosewood Avenue, Burnham-on-Sea  
[Please click here to view this planning application on Somerset Planning North: Planning Online website](#)
- 232.7.P24 Planning application number:** 11/24/00069/LE  
**Proposal:** Erection of 2m high fencing and gates  
**Location:** Unit 1, Commerce Way, Highbridge  
[Please click here to view this planning application on Somerset Planning North: Planning Online website](#)
- 232.8.P24 Planning application number:** 11/24/00070/LNE  
**Proposal:** Variation of Condition 5 of Planning Permission 11/22/00030 (Reserved matters application seeking approval of the layout, scale, appearance & landscaping of 248 residential units, community uses/local shop, associated open space & infrastructure.) to revise the list of approved drawings  
**Location:** Land to the east of, Isleport Lane, Highbridge  
[Please click here to view this planning application on Somerset Planning North: Planning Online website](#)



**232.9.P24 Planning application number: 11/24/00072/STP**

**Proposal:** Proposed loft conversion to form 2 additional bedrooms (to be used as part of the Bed and Breakfast), insertion of rooflights to East and West elevations and installation of door to the West elevation.

**Location:** 4 Manor Road, Burnham-on-Sea

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

**232.10.P24 Planning application number: 11/24/00073/FHY**

**Proposal:** Erection of a single storey extension to north elevation and erection of a porch to south elevation

**Location:** 17 Stoddens Road, Burnham-on-Sea

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

**233.0.P24 To consider making comments or modifying previous comments on the following application:**

**Appeal reference:** APP/E3335/W/24/3346575

**Planning application number:** 11/24/00024

**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](#)

**234.0.P24 Date of next meeting**

The next meeting of the Committee is scheduled for 30<sup>th</sup> October 2024 at 7 pm.

**Minutes of a meeting of the Planning Committee held on 18<sup>th</sup>  
September 2024 in the Council Chamber, The Old Courthouse,  
Jaycroft Road, Burnham-on-Sea at 7 pm**

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

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

**Public Participation:** There were no representations made.

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

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

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

There were no declarations of interests.

**221.0.P24 To receive and approve the minutes of the Planning meeting held on 28<sup>th</sup> August 2024**

The minutes of the previous meeting of the Planning Committee, held on 28<sup>th</sup> August 2024, were presented by the Chair.

**Resolved** that the minutes of the meeting held on 28<sup>th</sup> August 2024 were approved as an accurate record and signed by the Chairman.

**222.0.P24 Matters arising from previous minutes**

There were no matters arising.

**223.1.P24 Planning application number: 11/24/00040/STP**

**Proposal:** Retrospective change of use from retail plumbing shop to fast food takeaway with seating

**Location:** Unit 8, Westmans Trading Estate, Love Lane, Burnham-on-Sea

**Resolved** to support this application.

**223.2.P24 Planning application number: 11/24/00058/STP**

**Proposal:** Change of use from agricultural land to dog walking and recreational use

**Location:** Land to the North of Mark Road, Walrow, Highbridge

**Resolved** to support this application.



**223.3.P24 Planning application number:** 11/24/00061/FHY

**Proposal:** Creation of a vehicular access

**Location:** 78 Berrow Road, Burnham-on-Sea

**Resolved** to support this application.

**224.0.P24 To ratify the response to an application to renew a pavement licence at May's Café, 1 Abingdon Street, Burnham-on-Sea**

**Resolved** to support this application.

**225.0.P24 To note the following application:**

11/24/00067/SR – Police Station, Burnham Road, Burnham-on-Sea

Crown lift 1 Ash (T1) (TPO Ref T1) to 4m above ground level to provide clearance over access road to police station

The application was noted.

**226.0.P24 Date of next meeting**

The next meeting of the Committee is scheduled for 9<sup>th</sup> October 2024 at 7 pm.