



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

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

31st December 2024

To: All Members of the Planning Committee

YOU ARE HEREBY SUMMONED TO ATTEND a meeting of the **PLANNING COMMITTEE** to be held on **8th January 2025** 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

Elaine Dutton
Deputy 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 8th January 2025

- 254.0.P24** To receive apologies for absence
- 255.0.P24** To receive any declarations of interest on items included on this agenda
- 256.0.P24** To receive and approve the minutes of the Planning meeting held on 20th November 2024
- 257.0.P24** Matters arising from previous minutes
- 258.0.P24** To consider response to correspondence received
To consider a request from a resident for additional parking restrictions on Gass Close, Highbridge
- 259.0.P24** To consider the following Planning Applications, copies of which are available from: https://sdc.somerset.gov.uk/planning_online
- 259.1.P24** **Planning application number:** 11/24/00068/FHY (amended plans)
Proposal: Change of use of store room to be incorporated into existing dwelling and external alterations
Location: Apartment 1, Vicarage Chambers, Victoria Street, Burnham-on-Sea
[Please click here to view this planning application on Somerset Planning North: Planning Online website](#)



- 259.2.P24 Planning application number: 11/24/00083/FHY**
Proposal: Erection of a single storey extension to the rear with reinstatement of former garage
Location: 19 Stoneleigh Close, Burnham-on-Sea
[Please click here to view this planning application on Somerset Planning North: Planning Online website](#)
- 259.3.P24 Planning application number: 11/24/00085/FHY**
Proposal: Erection of extension to porch, erection of single storey extension to the rear to replace conservatory, erection of first floor extension to the side and erection of attached garage
Location: 182 Stoddens Road, Burnham-on-Sea
[Please click here to view this planning application on Somerset Planning North: Planning Online website](#)
- 259.4.P24 Planning application number: 11/24/00087/FHY**
Proposal: Erection of a canopy and enclosure over patio
Location: Avenue Tennis Club, The Grove, Burnham-on-Sea
[Please click here to view this planning application on Somerset Planning North: Planning Online website](#)
- 259.5.P24 Planning application number: 11/24/00089/EF**
Proposal: Variation of condition 29 of planning permission 11/18/00087 (outline application with some matters reserved, for the erection of up to 110 dwellings.) to allow preliminary groundworks and works of demolition before the approval of the surface water drainage scheme
Location: Land at Lakeside, Highbridge
[Please click here to view this planning application on Somerset Planning North: Planning Online website](#)
- 260.0.P24 To consider an application to vary a premises license**
Licensing Act 2003
Proposal: Full variation of their premises licence to extend the hours for the sale/supply of alcohol for consumption off the premises
Location: V.J. Stores, 33 High Street, Burnham-on-Sea
- 261.0.P24 To ratify the response to an application for a new premises licence at Alinda's Thai Cuisine, 25 High Street, Burnham-on-Sea**



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262.0.P24 To ratify the response to an application for a new premises licence at Larkins, 2 High Street, Burnham-on-Sea

263.0.P24 To note the following applications

11/24/00086/FHY - Unit 1, Siger Drive, Highbridge

Application for prior approval for the proposed installation of 155 solar PV panels onto the roof

11/24/00088/FHY – 23 Links Gardens, Burnham-on-Sea

Certificate of Lawfulness for the proposed single storey side extension

264.0.P24 Date of next meeting

The next meeting of the Committee is scheduled for 29th January 2025 at 7 pm.



Minutes of a meeting of the Planning Committee held on 20th November 2024 in the Council Chamber, The Old Courthouse, Jaycroft Road, Burnham-on-Sea at 7 pm

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

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

Public Participation: There were no representations made.

247.0.P24 To receive apologies for absence

Apologies were received from Councillor Flurry.

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

There were no declarations of interest.

249.0.P24 To receive and approve the minutes of the Planning meeting held on 30th October 2024

The minutes of the previous meeting of the Planning Committee, held on 30th October 2024, were presented by the Chairman.

Resolved that the minutes of the meeting held on 30th October 2024 were approved as an accurate record and signed by the Chairman.

250.0.P24 Matters arising from previous minutes

There were no matters arising.

251.1.P24 Planning application number: 11/24/00065/FHY

Proposal: Erection of oak conservatory/garden room to west elevation

Location: The Coach House, Stoddens Lane, Burnham-on-Sea

Resolved to support this application.

251.2.P24 Planning application number: 11/24/00068/FHY

Proposal: Change of use of store room to be incorporated into existing dwelling and installation of two windows to north elevation

Location: Apartment 1, Vicarage Chambers, Victoria Street, Burnham-on-Sea

Resolved to support this application.

Signed by Chair.....

Date.....



251.3.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), single storey extension to the rear, insertion of rooflights to east and west elevations and installation of door to the west elevation

Location: 4 Manor Road, Burnham-on-Sea

Resolved to support this application.

252.0.P24 To note the following application:

11/24/00082/FHY - Brent Broad Farm, Burnham-on-Sea

Application to determine if prior approval is required for a proposed erection of an agricultural building 30' x 60'

The application was noted.

253.0.P24 Date of next meeting

The next meeting of the Committee is scheduled for 11th December 2024 at 7 pm.

Morning

Trust you are well.

I would like to make an application / request to have double yellow lines installed on Gass Close in Highbridge business park, this is due to the amount of vehicles parking on the close in a manner that is restricting the safe movement of HGVs on this road. The request is to have lines painted on one side of the close that will enable the safe movement of HGV's.



Application to vary a premises licence under the Licensing Act 2003**PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST**

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

I Mr Vigitharan EESWARAKUMARAN

(Insert name(s) of applicant)

being the premises licence holder, apply to vary a premises licence under section 34 of the Licensing Act 2003 for the premises described in Part 1 below

Premises licence number

SDCTA6/031932

Part 1 – Premises Details

Postal address of premises or, if none, ordnance survey map reference or description
33 High Street

Post town

Burnham on Sea

Postcode

TA8 1PA

Telephone number at premises (if any)

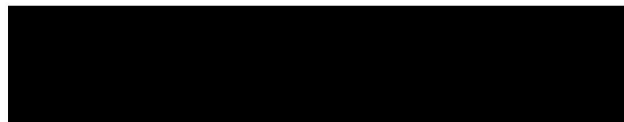
01278 785380

Non-domestic rateable value of premises

Band B £25,000

Part 2 – Applicant details

Daytime contact
telephone number



E-mail address (optional)



Current postal address if different from premises address		40-42 Lyde Road. Yeovil	
Post town	Yeovil	Postcode	BA21 5ND

Part 3 - Variation

Please tick as appropriate

Do you want the proposed variation to have effect as soon as possible? Yes

If not, from what date do you want the variation to take effect?

DD	MM	YYYY
1	1	2 2 0 2 4

Do you want the proposed variation to have effect in relation to the introduction of the late night levy? (Please see guidance note 1) Yes No

Please describe briefly the nature of the proposed variation (Please see guidance note 2)

To extend the hours, previously a gift shop with minimal hours, now changing to a convenience store 7am to 11pm

If your proposed variation would mean that 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend:

n/a

Part 4 Operating Schedule

Please complete those parts of the Operating Schedule below which would be subject to change if this application to vary is successful.

Provision of regulated entertainment (Please see guidance note 3) Please tick all that apply

- a) plays (if ticking yes, fill in box A)
- b) films (if ticking yes, fill in box B)
- c) indoor sporting events (if ticking yes, fill in box C)
- d) boxing or wrestling entertainment (if ticking yes, fill in box D)
- e) live music (if ticking yes, fill in box E)
- f) recorded music (if ticking yes, fill in box F)
- g) performances of dance (if ticking yes, fill in box G)
- h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)

Provision of late night refreshment (if ticking yes, fill in box I)

Supply of alcohol (if ticking yes, fill in box J)

In all cases complete boxes K, L and M

J

Supply of alcohol Standard days and timings (please read guidance note 8)			Will the supply of alcohol be for consumption – please tick (please read guidance note 9)	On the premises	<input checked="" type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<p><u>State any seasonal variations for the supply of alcohol</u> (please read guidance note 6)</p> <p>No seasonal variations</p> <p><u>Non-standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list</u> (please read guidance note 7)</p>		
Mon	07.00	23.00			
Tue	07.00	23.00			
Wed	07.00	23.00			
Thur	07.00	23.00			
Fri	07.00	23.00			
Sat	07.00	23.00			
Sun	07.00	23.00			

K

<p>Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 10).</p>
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L

Hours premises are open to the public Standard days and timings (please read guidance note 8)			State any seasonal variations (please read guidance note 6) No seasonal variations
Day	Start	Finish	Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list (please read guidance note 7)
Mon	07.00	23.00	
Tue	07.00	23.00	
Wed	07.00	23.00	
Thur	07.00	23.00	
Fri	07.00	23.00	
Sat	07.00	23.00	
Sun	07.00	23.00	

Please identify those conditions currently imposed on the licence which you believe could be removed as a consequence of the proposed variation you are seeking.

Please tick as appropriate

- I have enclosed the premises licence
- I have enclosed the relevant part of the premises licence

If you have not ticked one of these boxes, please fill in reasons for not including the licence or part of it below

Reasons why I have not enclosed the premises licence or relevant part of premises licence.

We cannot provide the premise license as we have asked the previous owner for it numerous times and it has not been sent to us, if we receive it ,we will forward it to you immediately but we do not wish to hold the application up any longer.

M Describe any additional steps you intend to take to promote the four licensing objectives as a result of the proposed variation:

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 11)

The proposed PLH and DPS, Mr Vigitharan EESWARAKUMARAN is a personal license holder, his license granted by Stafford Council, number [REDACTED]. He intends to run the premises as a local convenience/off license store, serving the local community alongside holiday makers and day trippers as passing trade.

Mr EESWARAKUMARAN will have responsibility for the day to day, running of the business and overseeing the sale of alcohol.

As the proposed DPS and PLH, he is a long standing and experienced personal licence holder and is fully appraised of the four licensing objectives. He competently owns and runs another licensed premises, [REDACTED] whose license was granted by the South Somerset Council, which operates without issue and within the licensing objectives.

The PLH/DPS will regularly keep abreast of legislation changes.

The PLH/DPS will complete staff training for himself and his employees on a regular basis, to refresh their knowledge and keep up to date with their responsibilities under the Licensing Act.

The PLH/DPS will keep regular contact with Council Licensing Officers and other responsible authorities throughout the term of the licence, to be appraised of, and to stay up to date with, current council requirements.

Contact number and addresses provided in the application are the personal numbers and home address of the PLH/ DPS in order that he is always contactable.

b) The prevention of crime and disorder

A CCTV system will be properly installed, maintained and regularly updated at the premises with 10 cameras.

CCTV will always operate when the premises is operating for licensable activity.

CCTV to cover the entrance, exit point and till and give good facial imagers of all customers.

CCTV to cover all area where alcohol is displayed, paid for and served from.

10 CCTV cameras to cover all areas where the public have access to and the immediate vicinity outside to the front of the premises. 'CCTV in use', warning signs to be fitted in public places.


Recordable images to be downloaded in a suitable format and such recordings to be handed to any member of a responsible authority upon their request and without undue delay and all recording images to be kept for 31 days.

All recording to be of good image quality to provide evidential value and seasonally updated with the correct time and date.

Staff will be trained to use and download images from the installed CCTV system, and Mr Vigitharan EESWARAKUMARAN will be contactable 24 hours a day.

An incident and refusals log will be maintained at the premises and a written record of any incidents which occur. Any refusal of a sale of alcohol will be appropriately recorded in the refusals log. Where it is deemed appropriate the refusal and incident log will be made available to a member of a responsible authority upon their request, without undue delay. Sales are for 'off' the premises consumption only, between the hours of 07.00 and 23.00 hours daily.

c) Public safety



The store shall be free from obstacles that may cause a trip or fall hazard to the public.

A fire extinguisher shall be kept at the premises and shall be checked and maintained on a 12 monthly basis.

The store will be a smoke free zone. A local fire safety firm will be contacted and a request for a Fire Officer to update the fire risk assessment will be submitted. This will be completed in accordance with the guidance/information

d) The prevention of public nuisance

Waste rubbish regularly collected.

Daily checks shall be undertaken to ensure no litter is allowed to accumulate at the front or the rear of the premises.

Comply with fire safety regulations.

Fire and safety equipment serviced on a 12 monthly basis.

e) The protection of children from harm

The 'Challenge 25 Scheme' will be in place. Photographic i.d. will be required to be produced for any person who appears underage, to include photo driving licence, passport, or photographic 'pass' logo with the person's date of birth.

The premises will display an A4 size page listing acceptable forms of i.d. to include different nationality's forms of i.d.

'Challenge 25' signs will be prominently displayed.

A till prompt system will be in place regarding age restricted products to alert staff to ask for i.d. if required.

All members of staff shall be trained on a twelve-monthly basis on the refusals of alcohol sales, and this recorded in the refusal log. All staff who make alcohol sales will have full knowledge of 'Challenge 25' to ensure no sales of alcohol are made to underage persons and to adhere to their responsibilities regarding licensing legislation and the licensing objectives.

Induction/instruction of staff in the 'Challenge 25' scheme will occur before new staff commence duties at the premises involving sales of alcohol.

All staff training to be documented and for the training documents to be available to a member of a responsible authority upon request and without undue delay.

Refusal log entries will contain the following: details of the time and date of the refusal, identify of the member of staff making the refusal, details of the alcohol the refusal referred to.

The log will be available for inspection by any member of a responsible authority upon request and without undue delay.

The log will be regularly checked and signed by the Designated Premise Supervisor.

Checklist:

Please tick to indicate agreement


- I have made or enclosed payment of the fee; or
- I have not made or enclosed payment of the fee because this application has been made in relation to the introduction of the late night levy.
- I have sent copies of this application and the plan to responsible authorities and others where applicable.

- I understand that I must now advertise my application.
- I have enclosed the premises licence or relevant part of it or explanation.
- I understand that if I do not comply with the above requirements my application will be rejected.

IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

Part 5 – Signatures (please read guidance note 12)

Signature of applicant (the current premises licence holder) or applicant’s solicitor or other duly authorised agent (please read guidance note 13). **If signing on behalf of the applicant, please state in what capacity.**

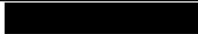

Signature	 Lisa Richardson-Lewty
Date	11th December 2024
Capacity	Licensing Consultant - instructed by the client

Where the premises licence is jointly held, signature of 2nd applicant (the current premises licence holder) or 2nd applicant’s solicitor or other authorised agent (please read guidance note 14). **If signing on behalf of the applicant, please state in what capacity.**

Signature	n/a
Date	
Capacity	

Contact name (where not previously given) and address for correspondence associated with this application (please read guidance note 15)

Mrs Richardson-Lewty
1, Myrtle Grove,
Brewood.

Post town	Staffordshire	Post code	ST199HN
Telephone number (if any)			
If you would prefer us to correspond with you by e-mail, your e-mail address (optional)			
			

Notes for Guidance

This application cannot be used to vary the licence so as to extend the period for which the licence has effect or to vary substantially the premises to which it relates. If you wish to

make that type of change to the premises licence, you should make a new premises licence application under section 17 of the Licensing Act 2003.

1. You do not have to pay a fee if the only purpose of the variation for which you are applying is to avoid becoming liable for the late night levy
2. Describe the premises. For example, the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place of consumption of these off-supplies of alcohol, you must include a description of where the place will be and its proximity to the premises.
3. In terms of specific regulated entertainments please note that:
 - Plays: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500.
 - Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
 - Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
 - Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
 - Live music: no licence permission is required for:
 - a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
 - a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
 - Recorded Music: no licence permission is required for:
 - any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser

gets consent for the performance from a person who is responsible for the premises.

- any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.
 - Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
 - Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
 - any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
 - any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
 - any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
 - any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.
4. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
 5. For example state type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
 6. For example (but not exclusively), where the activity will occur on additional days during the summer months.
 7. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
 8. Please give timings in 24 hour clock (e.g. 16.00) and only give details for the days of the week when you intend the premises to be used for the activity.
 9. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.
 10. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.
 11. Please list here steps you will take to promote all four licensing objectives together.
 12. The application form must be signed.
 13. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
 14. Where there is more than one applicant, each of the applicants or their respective agents must sign the application form.
 15. This is the address which we shall use to correspond with you about this application.

