



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

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

26th March 2025

To: All Members of the Planning Committee

YOU ARE HEREBY SUMMONED TO ATTEND a meeting of the **PLANNING COMMITTEE** to be held on **2nd April 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

2nd April 2025

- 290.0.P24** To receive apologies for absence
- 291.0.P24** To receive any declarations of interest on items included on this agenda
- 292.0.P24** To receive and approve the minutes of the Planning meeting held on 12th March 2025
- 293.0.P24** Matters arising from previous minutes
- 294.0.P24** To consider response to correspondence received
- 295.0.P24** To consider the following Planning Applications, copies of which are available from: https://sdc.somerset.gov.uk/planning_online
- 295.1.P24** Planning application number: 11/25/00006/STP
Proposal: Erection of 1 dwelling to the side of 1 South Avenue
Location: 1 South Avenue, Highbridge
[Please click here to view this planning application on Somerset Planning North: Planning Online website](#)
- 295.2.P24** Planning application number: 11/25/00015/LE
Proposal: Change of use of first floor from restaurant/managers accommodation to holiday let and 4 bed house in multiple occupation (HMO)
Location: 75 High Street, Burnham-on-Sea
[Please click here to view this planning application on Somerset Planning North: Planning Online website](#)



- 295.3.P24 Planning application number:** 11/25/00016/FHY
Proposal: Single Storey extension to front elevation to replace existing conservatory
Location: 8 Brightstowe Road, Burnham-on-Sea
[Please click here to view this planning application on Somerset Planning North: Planning Online website](#)
- 295.4.P24 Planning application number:** 11/25/00022/LE
Proposal: Variation of Condition 2 of Planning Permission 11/19/00103 (APP/V3310/W/20/3250964) (Change of use and extension of existing garage to form a dwelling) to amend the approved plans list
Location: 12 Church Street, Highbridge
[Please click here to view this planning application on Somerset Planning North: Planning Online website](#)
- 295.5.P24 Planning application number:** 11/25/00028/STP
Proposal: Installation of an ATM on front elevation
Location: Burnham Shopping Centre, 8-8A High Street, Burnham-on-Sea
[Please click here to view this planning application on Somerset Planning North: Planning Online website](#)
- 295.6.P24 Planning application number:** 11/25/00032/STP
Proposal: Installation of 1no. Internally illuminated fascia sign, 1 fascia sign and 1 projecting sign
Location: Burnham Shopping Centre, 8-8A High Street, Burnham-on-Sea
[Please click here to view this planning application on Somerset Planning North: Planning Online website](#)
- 295.7.P24 Planning application number:** 11/25/00029/FHY
Proposal: Erection of a single storey front extension
Location: 16 Atlantic Crescent, Burnham-on-Sea
[Please click here to view this planning application on Somerset Planning North: Planning Online website](#)



295.8.P25 Planning application number: 11/25/00037/FHY

Proposal: Single storey rear extension

Location: 31 Golf Links Road, Burnham-on-Sea

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

296.0.P24 To note the following applications:

11/25/00026/SR - Burnham Holiday Village, Marine Drive, Burnham-on-Sea

Fell group of 9 Willow, fell 9 Willow trees marked with pink dot on main stem, fell 1 Willow leaving stump just above ground level, fell 1 English Elm leaving stump just above ground level, fell 1 White Willow leaving stump just above ground level, fell 2 Wild Cherry leaving stump just above ground level, fell 1 White Willow, fell 1 Hybrid Poplar leaving stump just above ground level and fell 1 White Willow leaving stump just above ground level. Repollard 1 White Willow back to previous pruning points. Pollard 1 White Willow to 4m above ground level.

11/25/00027/FHY - 5 Sheridan Road, Burnham-on-Sea

Certificate of Lawfulness for the proposed single storey rear extension.

11/25/00034/FHY – 11 Hillsborough Gardens, Burnham-on-Sea

Application to determine if prior approval is required for a proposed erection of a single storey extension, extending 6.00m from the rear (SE) elevation

297.0.P24 Date of next meeting

The next meeting of the Committee is scheduled for 23rd April 2025 at 7 pm.

Minutes of a meeting of the Planning Committee held on 12th March 2025 in the Council Chamber, The Old Courthouse, Jaycroft Road, Burnham-on-Sea at 7 pm

Present: Councillors P. Clayton, J. Flurry, 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

Councillor Vickers chaired the meeting in the absence of Councillor Hendry.

282.0.P24 To receive apologies for absence

Apologies were received from Councillors Hendry and Metcalfe.

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

There were no declarations of interest.

284.0.P24 To receive and approve the minutes of the Planning meeting held on 19th February 2025

The minutes of the previous meeting of the Planning Committee, held on 19th February 2025, were presented by the Chairman.

Resolved that the minutes of the meeting held on 19th February 2025 were approved as an accurate record and signed by the Chairman.

285.0.P24 Matters arising from previous minutes

There were no matters arising.

286.0.P24 To consider response to correspondence received

No correspondence was received.

287.1.P24 Planning application number: 11/25/00004/FHY

Proposal: To demolish existing conservatory to front elevation. Erect new portico over existing front door to front elevation. Demolish existing flat roof portico to side entrance. Build a two-storey extension to side elevation to area of previous portico. Alterations to roof to accommodate new two storey extension and raising low roof level to existing front bedroom walk in wardrobe

Location: 92B Berrow Road, Burnham-on-Sea

Resolved to support this application.



- 287.2.P24 Planning application number: 11/25/00007/FHY**
Proposal: Change of use of to residential property and raising the roof height by 1.2m including a loft conversion
Location: The Old Pumping Station, Worston Lane, Burnham-on-Sea
Resolved to support this application.
- 287.3.P24 Planning application number: 11/25/00017/FHY**
Proposal: Installation of 2 externally illuminated fascia signs, 1 tenant directory sign, and 1 internally applied vinyl graphic sign
Location: Unit 4, Works 22, Bennett Road, Highbridge
Resolved to support this application.
- 287.4.P24 Planning application number: 11/25/00018/FHY**
Proposal: Erection of a single storey rear extension
Location: 50 St Marys Road, Burnham-on-Sea
Resolved to support this application.
- 287.5.P24 Planning application number: 11/25/00019/EAM**
Proposal: Part change of use of ground floor use class sui generis to 6 house of multiple occupancy (HMO) use class C4 & use class E
Location: The Old Pier Tavern, Pier Street, Burnham-on-Sea
Resolved to object to this application on the grounds that there are a large number of neighbouring commercial premises therefore it is not suitable for residential use. The committee would like to see more time and effort put into keeping the premises as a public house or retail establishment.
- 287.6.P24 Planning application number: 11/25/00020/EF**
Proposal: Variation of Condition 4 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 amend the flood resilience measures
Location: Land to the east of, Isleport Lane, Highbridge
Resolved to support this application.



- 287.7.P24 Planning application number:** 11/25/00021/FHY
Proposal: Installation of 1 illuminated aluminium sign on front elevation
Location: Police Station, Burnham Road, Burnham-on-Sea
Resolved to support this application.
- 287.8.P24 Planning application number:** 11/25/00023/FHY
Proposal: Single storey extension to front elevation. Single storey extension to rear elevation, new pitch roof on existing extension
Location: 44 Love Lane, Burnham-on-Sea
Resolved to support this application.
- 288.0.P24 To note the following applications:**
11/25/00008/FHY - 47 Conway Crescent, Burnham-on-Sea
Application for Lawful Development Certificate for a proposed use - replace porch and convert part of garage to ancillary utility
11/25/00013/FHY - 21 St Johns Road, Burnham-on-Sea
Certificate of Lawfulness for the proposed single storey rear extension
These applications were noted.
- 289.0.P24 Date of next meeting**
The next meeting of the Committee is scheduled for 2nd April 2025 at 7 pm.