



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

15<sup>th</sup> April 2025

To: All Members of the Planning Committee

**YOU ARE HEREBY SUMMONED TO ATTEND** a meeting of the **PLANNING COMMITTEE** to be held on **23<sup>rd</sup> 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

A handwritten signature in black ink, appearing to read 'E Dutton'.

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**

**23<sup>rd</sup> April 2025**

- 298.0.P24 To receive apologies for absence**
- 299.0.P24 To receive any declarations of interest on items included on this agenda**
- 300.0.P24 To receive and approve the minutes of the Planning meeting held on 2<sup>nd</sup> April 2025**
- 301.0.P24 To consider response to correspondence received**
- 302.0.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)**
- 302.1.P24 Planning application number: 11/24/00090/FHY**  
**Proposal:** Application for consent for a dropped kerb and pavement crossing (section 184 licence application to follow)  
**Location:** 112 Highbridge Road, Burnham-on-Sea  
[Please click here to view this planning application on Somerset Planning North: Planning Online website](#)
- 302.2.P24 Planning application number: 11/25/00036/FHY**  
**Proposal:** Single storey rear, two storey side extensions, rear dormer and front porch  
**Location:** 32 St Marys Road, Burnham-on-Sea  
[Please click here to view this planning application on Somerset Planning North: Planning Online website](#)



- 302.3.P24 Planning application number:** 11/25/00038/STP  
**Proposal:** Change of use of first floor from offices (use class E) to 2 residential flats (use class C3)  
**Location:** 14-18 High Street, Burnham-on-Sea  
[Please click here to view this planning application on Somerset Planning North: Planning Online website](#)
- 302.4.P24 Planning application number:** 11/25/00039/FHY  
**Proposal:** Erection of enclosed porch to front south elevation  
**Location:** 23 Channel Court, Burnham-on-Sea  
[Please click here to view this planning application on Somerset Planning North: Planning Online website](#)
- 302.5.P24 Planning application number:** 11/25/00040/FHY  
**Proposal:** Erection of rear extension partially on site of existing conservatory (to be demolished)  
**Location:** 6 Knoll View, Burnham-on-Sea  
[Please click here to view this planning application on Somerset Planning North: Planning Online website](#)
- 302.6.P24 Planning application number:** 11/25/00041/FHY  
**Proposal:** Erection of rear South extension partially on site of existing conservatory (to be demolished), demolition of existing front porch, addition of render to front elevation, changes to fenestrations, and internal alterations  
**Location:** 42 Stoneleigh Close, Burnham-on-Sea  
[Please click here to view this planning application on Somerset Planning North: Planning Online website](#)
- 302.7.P24 Planning application number:** 11/25/00042/FHY  
**Proposal:** Erection of two storey side North extension incorporating existing garage, creation of rear west dormer and loft conversion, and rendering of ground floor to match existing first floor.  
**Location:** 216 Burnham Road, Burnham-on-Sea  
[Please click here to view this planning application on Somerset Planning North: Planning Online website](#)



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

**302.8.P24 Planning application number: 11/25/00043/STP**

**Proposal:** Conversion of garage to annexe and extension of parking area

**Location:** 14 St Christophers Way, Burnham-on-Sea

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

**302.9.P24 Planning application number: 11/25/00044/FHY**

**Proposal:** Installation of air source heat pump to front of property

**Location:** 58A Church Street, Highbridge

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

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

11/25/00033/FHY - 68 North Avenue, Highbridge

Application to determine if prior approval is required for a proposed erection of a single storey extension, extending 4.50m from the rear north elevation

**304.0.P24 Date of next meeting**

The next meeting of the Committee is scheduled for 14<sup>th</sup> May 2025 at 7 pm.

**Minutes of a meeting of the Planning Committee held on 2<sup>nd</sup> April 2025 in the Council Chamber, The Old Courthouse, Jaycroft Road, Burnham-on-Sea at 7 pm**

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

**In attendance:** E Dutton, Deputy Town Clerk

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

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

Apologies were received from Councillor Wynn.

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

There were no declarations of interest.

**292.0.P24 To receive and approve the minutes of the Planning meeting held on 12<sup>th</sup> March 2025**

The minutes of the previous meeting of the Planning Committee, held on 12<sup>th</sup> March 2025, were presented by the Chairman.

**Resolved** that the minutes of the meeting held on 12<sup>th</sup> March 2025 were approved as an accurate record and signed by the Chairman.

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

There were no matters arising.

**294.0.P24 To consider response to correspondence received**

No correspondence was received.

**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

**Resolved** to support this application.



**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

**Resolved** to object to this application on the grounds that there are a significant number of commercial premises within the area, making it unsuitable for HMO use.

**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

**Resolved** to support this application.

**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

**Resolved** to support this application.

**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

**Resolved** to support this application.

**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

**Resolved** to support this application.

**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

**Resolved** to support this application



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

**Proposal:** Single storey rear extension

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

**Resolved** to support this application.

**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

These applications were noted.

**297.0.P24 Date of next meeting**

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