



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

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

22nd October 2025

To: All Members of the Planning Committee

YOU ARE HEREBY SUMMONED TO ATTEND a meeting of the **PLANNING COMMITTEE** to be held on **29th October 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 P. Clayton
Councillor A. Hendry (Chair)
Councillor K. Pearce
Councillor P. Wynn

Councillor J. Flurry
Councillor B. Metcalfe
Councillor B. Vickers

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

29th October 2025

- 358.0.P25 To receive apologies for absence**
- 359.0.P25 To receive any declarations of interest on items included on this agenda**
- 360.0.P25 To receive and approve the minutes of the Extraordinary Planning meeting held on 21st October 2025**
- 361.0.P25 Matters arising from previous minutes**
- 362.0.P25 To consider the following Planning Applications, copies of which are available from: https://sdc.somerset.gov.uk/planning_online**
- 362.1.P25 Planning application number: 11/25/00054/LE**
Proposal: Installation of commercial flue to serve ground floor restaurant and Automatic Opening Vent (AOV) system to serve communal areas
Location: 15-17 Regent Street, Burnham-on-Sea
[Please click here to view this planning application on Somerset Planning North: Planning Online website](#)
- 362.2.P25 Planning application number: 11/25/00086/LE**
Proposal: Outline application with some matters reserved, for the erection of 24No. retirement apartments on site of existing care home (to be demolished)
Location: 34-36 Berrow Road, Burnham-on-Sea
[Please click here to view this planning application on Somerset Planning North: Planning Online website](#)
- 362.3.P25 Planning application number: 11/25/00088/STP**
Proposal: Demolition of existing garage and outbuilding, and erection of single storey extensions comprising single garage, home office,



kitchen and living/dining areas. The retention of an outbuilding used as a home office and home gym ancillary to the main dwelling

Location: 111 Stoddens Road, Burnham-on-Sea

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

363.0.P25 The following applications are to note only:

- Planning application number: 11/25/00087/TTE

Proposal: Application to determine if prior approval is required for a proposed erection of a single storey extension, extending 5.17m from the rear North elevation

Location: 23 Coleridge Gardens, Burnham-on-Sea

- Planning application number: 11/25/00093/ROR

Proposal: Reduce spread of 1No. Ash (T1) (TPO Ref T1). This equates to an overall reduction of 3-4m leaving a tree with approx. crown spread of 6m

Location: Tall Trees, 75A Conway Crescent, Burnham-on-Sea

364.0.P25 Date of next meeting

The next meeting of the Planning Committee is scheduled for 19th November 2025 at 7 pm.

Minutes of a meeting of the Extraordinary Planning Committee held on 21st October 2025 in the Council Chamber, The Old Courthouse, Jaycroft Road, Burnham-on-Sea at 6.30 pm

Present: Councillors P. Clayton, J. Flurry, A. Hendry (Chair), B. Metcalfe, B. Vickers, P. Wynn

In attendance: K. Noble (Town Clerk) and 1 member of the public

Public Participation: There were no representations made.

Before the start of the meeting, the Chair advised that Somerset Council requires the Town Council to submit reasons for their decisions when responding to all planning applications.

352.0.P25 Apologies for absence

No apologies were received.

353.0.P25 To receive any declarations of interest on items included on this agenda

There were no declarations of interest.

354.0.P25 To receive and approve the minutes of the Planning meeting held on 8th October 2025

The minutes of the previous meeting of the Planning Committee, held on 8th October 2025, were presented by the Chair.

Resolved that the minutes of the meeting held on 8th October 2025 were approved as an accurate record and signed by the Chair.

355.0.P25 Matters arising from previous minutes

There were no matters arising.

356.1.P25 Planning application number: 11/25/00092/LE

Proposal: Proposed single storey rear extension part on site of existing conservatory (to be demolished)

Location: 37 Ashcott Drive, Burnham-on-Sea, Somerset, TA8 1HT

Resolved to support the application as it will improve the aesthetics of the property.

356.2.P25 Planning application number: 11/25/00091/FHY

Proposal: Erection of a single storey extension and porch to the south elevation. Erection of single storey garage extension with new pitched roof

Location: 27 Shelley Drive, Burnham-on-Sea, Somerset, TA8 2QE



Resolved to support the application as it will improve the property and increase parking.

356.3.P25 Planning application number: 11/25/00077/LE

Proposal: Erection of a single storey detached four bay garage

Location: 21 Rectory Road, Burnham-on-Sea, Somerset, TA8 2BZ

Resolved to object as this is over development at the property and will cause loss of privacy at property behind due to first floor windows.

356.4.P25 Planning application number: 11/25/00089/FHY

Proposal: Conversion of part of office to form a self-contained dwelling

Location: Rear of 27 College Street, Burnham-on-Sea, Somerset, TA8 1AS

Resolved to object due to the loss of commercial premises in the town centre.

357.0.P25 Date of next meeting

The next meeting of the Planning Committee will be held on 29th October 2025.

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