



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

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

7th November 2025

To: All Members of the Planning Committee

YOU ARE HEREBY SUMMONED TO ATTEND an extraordinary meeting of the **PLANNING COMMITTEE** to be held on **12th November 2025** in the Council Chamber, Old Courthouse, Jaycroft Road, TA8 1LE at **6.30 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 6:15pm

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.

Extraordinary Planning Committee Meeting Agenda 12th November 2025

- 365.0.P25 To receive apologies for absence**
- 366.0.P25 To receive any declarations of interest on items included on this agenda**
- 367.0.P25 To receive and approve the minutes of the Planning meeting held on 29th October 2025**
- 368.0.P25 Matters arising from previous minutes**
- 369.0.P25 To consider the following Planning Applications, copies of which are available from: https://sdc.somerset.gov.uk/planning_online**
- 369.1.P25 Planning application number: 11/25/00076/FHY**
- Proposal:** Erection of single storey rear extension partially on site of existing lean-to (to be demolished) and replacement detached garage on site of existing (to be demolished)
- Location:** 115 Stoddens Road, Burnham-on-Sea, Somerset, TA8 2DD
- [Please click here to view this planning application on Somerset Planning North: Planning Online website](#)
- 369.2.P25 Planning application number: 11/25/00085/FHY**
- Proposal:** Proposed garage conversion to bedroom
- Location:** 21 Priestley Way, Burnham-on-Sea, Somerset, TA8 1QX
- [Please click here to view this planning application on Somerset Planning North: Planning Online website](#)
- 369.3.P25 Planning application number: 11/25/00094/FHY**
- Proposal:** Dormer extensions to front (north) and rear (south) elevations



Location: 121 Love Lane, Burnham-on-Sea, Somerset, TA8 1EZ

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

369.4.P25 Planning application number: 11/25/00096/FHY

Proposal: Proposed garage conversion, extended parking and dropped kerb

Location: 7 Abbots Close, Burnham-on-Sea, Somerset, TA8 1RB

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

370.0.P25 The following applications are to note only:

- 11/25/00097/ROR - 17A Oxford Street, Burnham-on-Sea
Proposal: Crown reduce height of 1 Beech (T13) (TPO Ref T13) by approx. 1-2m and spread by approx. 0.5-1m on the house side (to start of deadwood) and shape over towards the house. Crown raise 1 Sycamore (T14) (TPO Ref T14) to approx. 2-2.5m. Reduce 2 emerging branches of 1 White Poplar (T15) (TPO Ref T15) back by approx. 4-5m to reshape back in line with remaining crown and remove lower primary branch over wall near to lamp post
- 11/25/00101 - 15 Church Street, Highbridge
Proposal: Certificate of lawfulness for the proposed change of use from C3 to small HMO (C4) for 6 persons

371.0.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 Planning Committee held on 29th
October 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), B. Metcalfe, B. Vickers

In attendance: E. Dutton (Deputy Town Clerk) and 3 members of the public

Public Participation: One member of the public spoke regarding agenda item 11/25/00086/LE, 34-36 Berrow Road, Burnham-on-Sea. They outlined the anticipated benefits of the application and responded to questions from Committee members.

358.0.P25 Apologies for absence

Apologies were received from Councillor Wynn.

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

There were no declarations of interest.

360.0.P25 To receive and approve the minutes of the Extraordinary Planning meeting held on 21st October 2025

The minutes of the previous meeting of the Extraordinary Planning Committee, held on 21st October 2025, were presented by the Chair.

Resolved that the minutes of the extraordinary meeting held on 21st October 2025 were approved as an accurate record and signed by the Chair.

361.0.P25 Matters arising from previous minutes

There were no matters arising.

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

Resolved to support due to the contribution to local economic growth and alignment with conservation objectives.



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

Resolved to object due to concerns of overdevelopment of the site and insufficient parking provision.

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

Resolved to support due to ample space and the proposal falls within permitted development parameters.

363.0.P25 The following applications are to note only:

- 11/25/00087/TTE - 23 Coleridge Gardens, Burnham-on-Sea
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
- 11/25/00093/ROR - Tall Trees, 75A Conway Crescent, Burnham-on-Sea
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

The applications were noted.

364.0.P25 Date of next meeting

The next meeting of the Planning Committee will be held on 19th November 2025 at 7 pm.