



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

13<sup>th</sup> November 2025

To: All Members of the Planning Committee

**YOU ARE HEREBY SUMMONED TO ATTEND** a meeting of the **PLANNING COMMITTEE** to be held on **19<sup>th</sup> November 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", is written on a light-colored rectangular background.

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**

**19<sup>th</sup> November 2025**

- 372.0.P25 To receive apologies for absence**
- 373.0.P25 To receive any declarations of interest on items included on this agenda**
- 374.0.P25 To receive and approve the minutes of the Planning meeting held on 12<sup>th</sup> November 2025**
- 375.0.P25 Matters arising from previous minutes**
- 376.0.P25 To consider response to correspondence received**
- 376.1** To consider correspondence from a resident requesting additional parking restrictions on Bennett Road, Highbridge
- 376.2** To consider correspondence from a resident requesting additional parking restrictions on St Christophers Way and Patricia Close, Burnham-on-Sea
- 377.0.P25 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)**
- 377.1.P25 Planning application number: 11/25/00099/LE**
- Proposal:** Installation of four new roof lights (Windows) into existing roof structure to create new office space
- Location:** Highbridge Medical Centre, Pepperall Road, Highbridge
- [Please click here to view this planning application on Somerset Planning North: Planning Online website](#)
- 378.0.P25 The following application is to note only:**
- 11/25/00103/LE - 1-6 Clyce Road, Highbridge
- Proposal: Prior Approval for the demolition of 6 No. terrace houses



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

**379.0.P25 Date of next meeting**

The next meeting of the Planning Committee is scheduled for 10<sup>th</sup> December 2025 at 7 pm.

**Minutes of a meeting of the Extraordinary Planning Committee held on 12<sup>th</sup> November 2025 in the Council Chamber, The Old Courthouse, Jaycroft Road, Burnham-on-Sea at 6.30 pm**

**Present:** Councillors P. Clayton, A. Hendry (Chair), B. Vickers

**In attendance:** E. Dutton (Deputy Town Clerk) and 2 members of the public

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

**365.0.P25 Apologies for absence**

Apologies were received from Councillors Flurry, Wynn and Metcalfe.

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

There were no declarations of interest.

**367.0.P25 To receive and approve the minutes of the Planning meeting held on 29th October 2025**

The minutes of the previous meeting of the Planning Committee, held on 29th October 2025, were presented by the Chair.

**Resolved** that the minutes of the meeting held on 29th October 2025 were approved as an accurate record and signed by the Chair.

**368.0.P25 Matters arising from previous minutes**

There were no matters arising.

**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

**Resolved** to support the application as the proposed works fall within the scope of permitted development and are considered to represent an improvement to the property. The development is not expected to have any adverse impact on neighbouring amenity or the character of the area.



**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

**Resolved** to support the application as the proposed development is considered to enhance the value of the property and is consistent with the character of the surrounding area. It reflects similar improvements made to neighbouring dwellings and is in keeping with the established street scene.

**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

**Resolved** to support the application as the proposed dormer extensions are in keeping with the character of neighbouring properties and do not obstruct any existing views.

**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

**Resolved** to support the application as it does not alter the building footprint, remains within the property boundary, and is consistent with other properties in the area that have dropped kerbs.

**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

The applications were noted.



**371.0.P25 Date of next meeting**

The next meeting of the Planning Committee will be held on 19<sup>th</sup> November 2025.

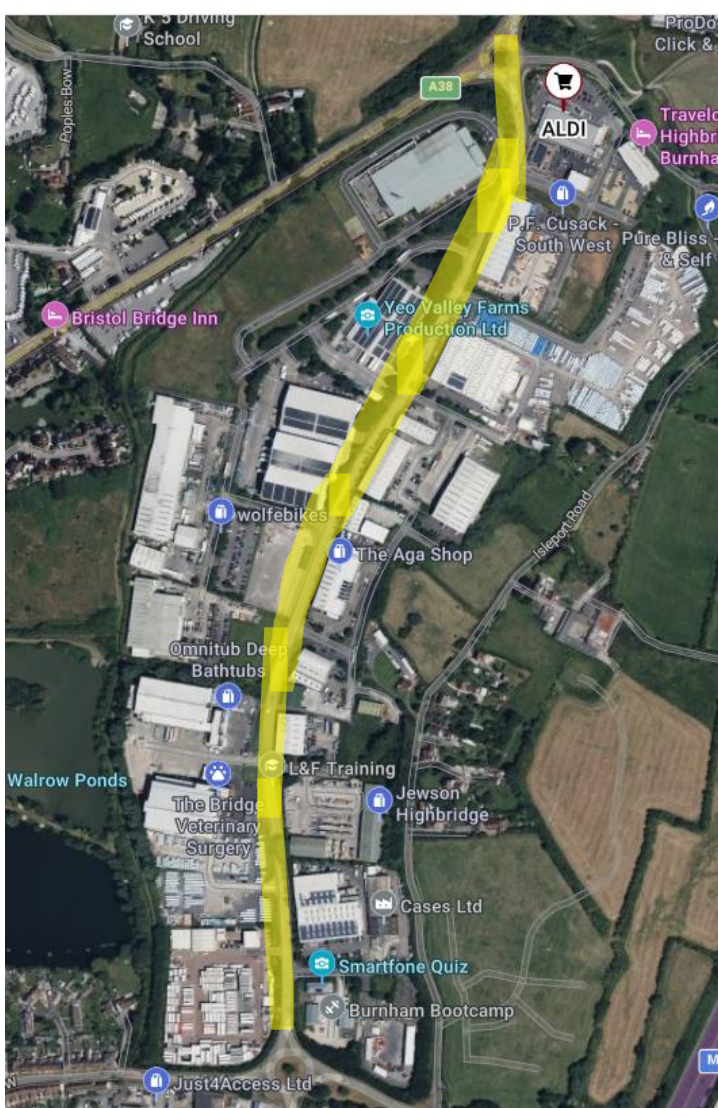
DRAFT

Good afternoon

I have very recently contact Highways with reference to the speed limit and the lack of double yellow lines especially near the turning leading to the Costa/Aldi. I can see there is double yellow lines on both sides, but I believe the should be extended.

Remembering the speed limit of 40 mph is the same as the A38. When lorries are parked on both sides of the road it's almost impossible to see ( another accident waiting to happen.

Highways stated it's a Parish council problem. I hope you can find time for your committee to take a look.



Map of Bennett Road on Isleport Business Park highlighted in yellow.

## **St Christophers Way and Patricia Close, Burnham-on-Sea**

I am writing to bring to your attention the ongoing parking issues on St Christophers Way and Patricia Close in Burnham-on-Sea. For some time now, the streets have been heavily impacted by numerous old vehicles that remain stationary for months at a time, often only moving briefly to undergo an MOT. This has been a persistent problem, but it has recently worsened following the activation of permit parking regulations by National Parking Control in the flats' car park located on St Christophers Way, which is accessed via Patricia Close.

As illustrated in the attached images, this situation creates significant hazards for both vehicles and pedestrians. The presence of the nearby golf club at the end of the road further complicates matters, particularly during busy periods, as traffic struggles to flow smoothly from the main road through to the junction. Additionally, vehicles parked on Patricia Close occupy a large portion of the exit, severely limiting visibility and making it difficult for drivers to safely exit the junction.

I believe that introducing double yellow lines or additional permit parking restrictions along these roads could greatly assist in alleviating these issues by preventing long-term stationary vehicles and improving both traffic flow and pedestrian safety.

I kindly ask for your consideration in addressing these concerns to improve safety and traffic conditions in this area. Your assistance would be greatly appreciated by the residents and all road users.

### **Patricia Close -**



### **St Christophers Way -**



