



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

3rd December 2025

To: All Members of the Planning Committee

YOU ARE HEREBY SUMMONED TO ATTEND a meeting of the **PLANNING COMMITTEE** to be held on **10th December 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 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 10th December 2025

- 380.0.P25 To receive apologies for absence**
- 381.0.P25 To receive any declarations of interest on items included on this agenda**
- 382.0.P25 To receive and approve the minutes of the Planning meeting held on 19th November 2025**
- 383.0.P25 Matters arising from previous minutes**
- 384.0.P25 To consider response to correspondence received**
- 384.1 To consider draft response to the Government Open Consultation on Reforms to the Statutory Consultee System for recommendation to Council**
- [Reforms to the statutory consultee system - GOV.UK](https://www.gov.uk/government/consultations/reforms-to-the-statutory-consultee-system)**
- 385.0.P25 To consider the following Planning Applications, copies of which are available from: https://sdc.somerset.gov.uk/planning_online**
- 385.1.P25 Planning application number: 11/25/00098/FHY**
- Proposal:** Erection of single storey rear and side extension
- Location:** 41 Berrow Road, Burnham-on-Sea
- [Planning Online](#)**
- 385.2.P25 Planning application number: 11/25/00106/LE**
- Proposal:** Installation of 1No. internally illuminated BT street hub unit, and the removal of nearby BT payphone. Unit consists of 2No. LCD digital HD display screens, one either side of the unit. Screen dimensions: 167cm high x 95cm wide. Unit dimensions: 298cm high x 123.6cm wide x 35cm depth.



Location: Land, (including public telephone), to the South of, Pier Street, Burnham-on-Sea

[Planning Online](#)

385.3.P25 Planning application number: 11/25/00107/FHY

Proposal: Erection of single storey extension on site of existing conservatory (to be demolished)

Location: 40 Steart Avenue, Burnham-on-Sea

[Planning Online](#)

385.4.P25 Planning application number: 11/25/00108/TTE

Proposal: Replacement of rear window with French doors

Location: 5 Stiling Close, Highbridge

[Planning Online](#)

386.0.P25 The following applications are to note only:

- 11/25/00080/ROR - 35 Berrow Road, Burnham-on-Sea
Proposal: Reduce height of 1No. Sycamore (T1) (TPO Ref A1) by approx. 3m and spread by approx. 2m
- 11/25/00100/FHY - 93 Stoddens Road, Burnham-on-Sea
Proposal: Certificate of Lawfulness for the proposed use as residential children's home to provide care for 4 individuals supported by two carers

**387.0.P25 To ratify the response to Planning application number:
11/25/00082/LE - Variation of Condition 2 of Planning Permission
11/23/00031(Erection of two storey 13no. bedroom extension to
the South elevation of nursing home.) vary the approved plans
listed in schedule A at 147 Berrow Road , Burnham-on-Sea,TA8
2PN**

388.0.P25 Date of next meeting

The next meeting of the Planning Committee is scheduled for 14th January 2026 at 7 pm.

**Minutes of a meeting of the Planning Committee held on 19th
November 2025 in the Council Chamber, The Old Courthouse,
Jaycroft Road, Burnham-on-Sea at 7 pm**

Present: Councillors A. Hendry (Chair), K. Pearce, B. Vickers

In attendance: E. Dutton (Deputy Town Clerk) and 1 member of the public

Public Participation: There were no representations made.

372.0.P25 Apologies for absence

Apologies were received from Councillors Flurry, Clayton, Wynn and Metcalfe

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

There were no declarations of interest.

374.0.P25 To receive and approve the minutes of the Planning meeting held on 12th November 2025

The minutes of the previous meeting of the Planning Committee, held on 12th November 2025, were presented by the Chair.

Resolved that the minutes of the meeting held on 12th November 2025 were approved as an accurate record and signed by the Chair.

375.0.P25 Matters arising from previous minutes

There were no matters arising.

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

Resolved that the committee decided that additional parking restrictions were not required and did not support any further action.

376.2 To consider correspondence from a resident requesting additional parking restrictions on St Christophers Way and Patricia Close, Burnham-on-Sea

Resolved that the committee decided that additional parking restrictions were not required and did not support any further action.



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

Resolved to support this application due to the proposed roof lights do not overlook neighbouring properties, the development does not alter the existing footprint of the building, and no green land is affected by the application.

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

The application was noted.

379.0.P25 Date of next meeting

The next meeting of the Planning Committee will be held on 10th December 2025 at 7pm.

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