

**Minutes of a meeting of the Planning Committee held on 10th
December 2025 in the Council Chamber, The Old Courthouse,
Jaycroft Road, Burnham-on-Sea at 7 pm**

Present: Councillors P. Clayton, B. Metcalfe, K. Pearce, B. Vickers

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

Public Participation:

A member of the public raised concerns about potholes in Burnham. While some repairs had been completed, further work was requested to address outstanding issues. The same member highlighted problems with drainage, particularly in South Street. It was noted that one shop on the High Street had suffered damage to its floor due to water ingress.

Councillor Vickers chaired the meeting in the absence of councillor Hendry

380.0.P25 Apologies for absence

Apologies were received from Councillors Hendry, Flurry and Wynn.

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

There were no declarations of interest.

382.0.P25 To receive and approve the minutes of the Planning meeting held on 19th November 2025

The minutes of the previous meeting of the Planning Committee, held on 19th November 2025, were presented by the Chair.

Resolved that the minutes of the meeting held on 19th November 2025 were approved as an accurate record and signed by the Chair.

383.0.P25 Matters arising from previous minutes

There were no matters arising.

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

Resolved That the draft response to the Government's Open Consultation on Reforms to the Statutory Consultee System be recommended to council for submission.



- 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
Resolved to support the application after reviewing the flood risk assessment, which confirmed that all necessary safeguards have been considered.
- 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
Resolved to support the application, noting that street hubs have been requested locally and will provide free outgoing phone calls, access to council services, Wi-Fi connectivity, links to four charities, and do not conflict with nearby traffic signals.
- 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
Resolved To support the application, noting that it represents an improvement to the property, aligns with Policy S5 of the Neighbourhood Local Plan, and is consistent with the climate and emergency checklist.
- 385.4.P25 Planning application number:** 11/25/00108/TTE
Proposal: Replacement of rear window with French doors
Location: 5 Stiling Close, Highbridge
Resolved to support the application, noting that climate considerations have been addressed and the proposal represents an improvement to the property.



386.0.P25 The following applications were 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

The applications were noted.

387.0.P25 To ratify the response to a Variation of Condition of planning permission at 147 Berrow Road, Burnham-on-Sea

Resolved to support the application due to the change will allow the addition of an external staircase, ensuring the building meets modern fire safety regulations, no impact on neighbours, no increase in building height, no light intrusion, Wildlife and flood risk unaffected.

388.0.P25 Date of next meeting

The next meeting of the Planning Committee will be held on 14th January 2026 at 7pm.