



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

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

28<sup>th</sup> January 2026

To: All Members of the Planning Committee

**YOU ARE HEREBY SUMMONED TO ATTEND** a meeting of the **PLANNING COMMITTEE** to be held on **4<sup>th</sup> February 2026** 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 4<sup>th</sup> February 2026**

- 401.0.P25** To receive apologies for absence
- 402.0.P25** To receive any declarations of interest on items included on this agenda
- 403.0.P25** To receive and approve the minutes of the Planning meeting held on 14<sup>th</sup> January 2026
- 404.0.P25** Matters arising from previous minutes
- 405.0.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)
- 405.1.P25** Planning application number: 11/25/00095/LE  
**Proposal:** Change of use from self-contained flat to residential institution  
**Location:** Flat 4, Esplanade Court, 33 The Esplanade, Burnham-on-Sea  
[Planning Online](#)
- 405.2.P25** Planning application number: 11/25/00109/LE  
**Proposal:** Change of use to a residential annex & extension of garage  
**Location:** 33 Rosewood Close, Burnham-on-Sea  
[Planning Online](#)
- 405.3.P25** Planning application number: 11/25/00116/LE  
**Proposal:** Proposed change of use of retail/office space into 3 additional en-suite bedrooms and communal area, creating 7 bed HMO and insertion of 1 window  
**Location:** 98 Church Street, Highbridge  
[Planning Online](#)



**405.4.P25 Planning application number: 11/25/00118/STP**

**Proposal:** Change of use and conversion from offices to residential use to create 1 6 bedroom dwelling with an integrated 'granny annexe', plus addition of 2 new external doorways

**Location:** 2 Burnham Road, Highbridge

[Planning Online](#)

**405.5.P25 Planning application number: 11/26/00001/TTE**

**Proposal:** Rear single storey extension to replace existing conservatory (to be demolished)

**Location:** 11 Allandale Road, Burnham-on-Sea

[Planning Online](#)

**405.6.25 Planning application number: 11/26/00003/STP**

**Proposal:** Change of use from agricultural land to dog walking & recreational use

**Location:** Land to the north of, Mark Road, Walrow, Highbridge

[Planning Online](#)

**406.0.P25 To consider an application from Punch Taverns Limited for a variation of a Premises Licence at Victoria Hotel, 25 Victoria Street, Burnham on Sea, TA8 1EQ**

**407.0.P25 The following applications are to note only:**

- 11/26/00004/LE - 24 Naish Road, Burnham-on-Sea

Proposal: Removal of existing porch and construction of new porch canopy. Removal of study window and installation of garage style door to create a store room

- 11/26/00007/ROR - Grass verges along Gardenhurst and The Grove, Burnham-on-Sea

Proposal: Fell 1No. Beech (T19) (TPO ref T5) due to significant Meripilus giganteus colonisation. Crown reduce 1No. Sycamore (T18) (TPO ref T6) by 1-2m to suitable reduction point (with finishing dimensions of approx. height of 15m and spread of 8m), following neighbouring tree removal. Re-pollard 1No. Plane (T1) (TPO ref A3) to previous reduction points, removing epicormic and stem growth to 4m and install non-invasive static brace. Crown lift 1No. Oak (T2) (TPO ref A3) to 4m over garden and 5.4m over road by removal of secondary growth, reduce extended branch over garden by 3m, remove deadwood (upper central stem and at 10m to west) and remove Ivy throughout.



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Crown lift/removal of stem growth to 4m 1No. Beech (T3) (TPO ref A3), crown reduce declining central stem by 3-4m and remove ivy throughout and self-seeded oak at base. Crown lift 1No. Beech (T4) (TPO ref A3) to 4m, over path and garden, crown reduce declining central stem by 4-5m and remove basal epicormic and stem growth to 3m. Crown lift 1No. Horse Chestnut (T5) (TPO ref A3) to 4m, removing extended low limb over garden and deadwood

**408.0.P25 Date of next meeting**

The next meeting of the Planning Committee is scheduled for 25<sup>th</sup> February 2026 at 7 pm.

**Minutes of a meeting of the Planning Committee held on 14<sup>th</sup>  
January 2026 in the Council Chamber, The Old Courthouse,  
Jaycroft Road, Burnham-on-Sea at 7 pm**

**Present:** Councillors P. Clayton, J. Flurry, A. Hendry (Chair), K. Pearce, P. Wynn

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

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

**394.0.P25 Apologies for absence**

Apologies were received from Councillors Vickers and Metcalfe.

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

There were no declarations of interest.

**396.0.P25 To receive and approve the minutes of the Planning meeting held on 10<sup>th</sup> December 2025 and the extraordinary Planning meeting held on 16<sup>th</sup> December 2025**

The minutes of the previous meeting of the Planning Committee, held on 10<sup>th</sup> December 2025 and the extraordinary Planning Committee meeting held on 16<sup>th</sup> December 2025, were presented by the Chair.

**Resolved** that the minutes of the meeting held on 10<sup>th</sup> December 2025 and the extraordinary meeting held on 16<sup>th</sup> December 2025 were approved as an accurate record and signed by the Chair.

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

There were no matters arising.

**398.0.P25 To consider response to correspondence received**

398.1 To consider draft response to the Government Open Consultation on Electric Vehicle Charging: Changes to Permitted Development Rights

**Resolved** That the draft response to the Government's Open Consultation on Electric Vehicle Charging be recommended to council for submission.



**399.1.P25 Planning application number: 11/25/00117/TTE**

**Proposal:** Erection of 2 storey extension on site of existing 1 storey (to be demolished) and removal of chimney

**Location:** 75 North Avenue, Highbridge

**Resolved** to support the application due to the proposed extension was considered an improvement to the property, proportionate to the size of the plot, and in keeping with the character of the surrounding residential area.

**399.2.P25 Planning application number: 11/25/00066/FHY**

**Proposal:** Display of 1 No. non-illuminated fascia sign

**Location:** 23 Victoria Street, Burnham-on-Sea

**Resolved** to support the application due to the proposed sign represents a visual improvement to the property. As the sign is non-illuminated, it presents no risk of light pollution and no adverse impact on residential amenity.

**400.0.P25 Date of next meeting**

The next meeting of the Planning Committee will be held on 4<sup>th</sup> February 2026 at 7pm.



Punch Taverns Limited is applying for the variation a Premises Licence for Victoria Hotel, 25 Victoria Street, Burnham on Sea, TA8 1EQ.

The Licence if granted is to extend the timings for licensable activities as follows;

Live Music, Recorded Music and Sale/Supply of Alcohol;

Monday to Thursday 08:00 – 23:00

Friday and Saturday 08:00 – 01:00

Sunday 08:00 – 22:30

Any person wishing to make a representation in relation to this application must do so in writing to by 25 February 2025 and send it to; Somerset Council, Licensing, Bridgwater House, King Square, Bridgwater, TA6 3AR. Representations may be made for 28 consecutive days from the date of this notice.

A copy of the application for the grant of the above licence is available on our website: <https://www.somerset.gov.uk/business-economy-and-licences/licensing/recent-licence-applications/>

Alternatively, a copy is kept by; The Licensing Unit, Somerset Council, Bridgwater House, King Square, Bridgwater, TA6 3AR. The application can be viewed Monday to Thursday, 9am to 5pm and Friday 9am to 4.30pm. Not including bank holidays.

It is an offence to knowingly or recklessly make a false statement in connection with an application. The maximum fine for which a person is liable on summary conviction for making a false statement is level 5 on the standard scale (unlimited amount).

Date: 28 Jan. 26