



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

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

7th 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 **14th January 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 14th January 2026

- 394.0.P25 To receive apologies for absence**
- 395.0.P25 To receive any declarations of interest on items included on this agenda**
- 396.0.P25 To receive and approve the minutes of the Planning meeting held on 10th December 2025 and the extraordinary Planning meeting on 16th December 2025**
- 397.0.P25 Matters arising from previous minutes**
- 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**
- <https://www.gov.uk/government/consultations/electric-vehicle-charging-changes-to-permitted-development-rights>
- 399.0.P25 To consider the following Planning Applications, copies of which are available from: https://sdc.somerset.gov.uk/planning_online**
- 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, Somerset, TA9 3ER
- [Please click here to view this planning application on Somerset Planning North: Planning Online website](#)



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

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, Somerset, TA8 1AL

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

400.0.P25 Date of next meeting

The next meeting of the Planning Committee is scheduled for 4th February 2026 at 7 pm.

**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.

**Minutes of a meeting of the extraordinary Planning Committee held
on 16th December 2025 in the Council Chamber, The Old
Courthouse, Jaycroft Road, Burnham-on-Sea at 6pm**

Present: Councillors J. Flurry, A. Hendry (Chair), K. Pearce

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

Public Participation: There were no representations made

389.0.P25 Apologies for absence

Apologies were received from Councillors Wynn, Vickers and Metcalfe.

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

There were no declarations of interest.

391.1.P25 Planning application number: 11/25/00081/STP

Proposal: Extension and conversion of existing shop and existing premises to form 4No. flats

Location: 112 Church Street, Highbridge

Resolved to support this application due to parking provision is not considered to be an issue, the site is not subject to flooding concerns, no adverse ecological impacts have been identified, the property has remained vacant for approximately 25 years and has proven unlettable in its current form, the proposed works represent an improvement to the property and the surrounding area, adjoining properties were formerly residential houses, making the proposed use consistent with the character of the locality.

391.2.P25 Planning application number: 11/25/00105/FHY

Proposal: Erection of 1No. internally illuminated fascia sign, 2No. wall mounted fabric drop banners and front bollard style wind screen with etched effect vinyl graphics

Location: 20 College Street, Burnham-on-Sea

Resolved to object to this application on the grounds that the proposed illuminated signage is in close proximity to residential properties, where such illumination would cause undue disturbance and contribute to light pollution.



392.0.P25 To consider an application to vary a Premises Licence at Burnham Holiday Village, Marine Drive, Burnham-on-Sea

Resolved to support this application on the grounds that the proposed variation is considered to be like-for-like with the existing licence, the changes involve only minor variations, no material difference in sound impact is anticipated for adjoining residential properties.

393.0.P25 The following application was to note only:

11/25/00110/FHY - 21 Rectory Road, Burnham-on-Sea

Proposal: Proposed single storey garage

The application was noted.

DRAFT