



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

18th February 2026

To: All Members of the Planning Committee

YOU ARE HEREBY SUMMONED TO ATTEND a meeting of the **PLANNING COMMITTEE** to be held on **25th 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

A handwritten signature in black ink, appearing to read 'E Dutton', on a light-colored 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 25th February 2026

- 409.0.P25 To receive apologies for absence**
- 410.0.P25 To receive any declarations of interest on items included on this agenda**
- 411.0.P25 To receive and approve the minutes of the Planning meeting held on 4th February 2026**
- 412.0.P25 Matters arising from previous minutes**
- 413.0.P25 To consider response to correspondence received**
- 413.1 To consider correspondence from a resident requesting additional parking restrictions to a layby on Berrow Road, TA8 2PG**
- 414.0.P25 To consider the following Planning Applications, copies of which are available from: https://sdc.somerset.gov.uk/planning_online**
- 414.1.P25 Planning Application: 11/25/00114/STP**
Proposal: Erection of a storage building
Location: Unit 2, Brue Way, Highbridge
[Planning Online](#)
- 414.2.P25 Planning Application: 11/26/00005/LE**
Proposal: Replacement of existing AC condenser units with 2 new AC condenser units, and installation of protective handrail in place of existing timber panels (to be removed)
Location: 47-51 High Street, Burnham-on-Sea
[Planning Online](#)



414.3.P25 Planning Application: 11/26/00006/LE

Proposal: Change of use and conversion of a single dwelling house to 3 self-contained flats, (2 ground floor flats and 1 first floor flat), to include the change of rear garage roof scape to monopitch and private roof terrace to the rear

Location: 5 Princess Street, Burnham-on-Sea

[Planning Online](#)

414.4.P25 Planning Application: 11/26/00009/LE

Proposal: Conversion and refurbishment of existing mixed use commercial premises into 3 residential apartments, including conversion of garage gabled roof void, together with associated parking and amenity space

Location: 133 Worston Road, Highbridge

[Planning Online](#)

415.0.P25 The following applications are to note only:

- 11/26/00008/STP - Car Park at The Old Courthouse, Jaycroft Road, Burnham-on-Sea

Proposal: Certificate of Lawfulness for the proposed. The proposal consists of operational works to the existing town council car park, including:

- Formation of a new vehicular entrance onto Mendip Way, including installation of a dropped kerb constructed to the specification of the highway authority.
 - Installation of new boundary fencing and a new access gate at the revised entrance point.
 - Resurfacing of the existing car park with tarmac, including preparatory works to level and consolidate the surface.
 - Minor associated works required to integrate the new entrance with the existing internal layout and ensure safe vehicle movements within the site.
- 11/26/00013/ROR - Burnham Holiday Village, Marine Drive, Burnham-on-Sea

Proposal: Pollard 1 Common Ash (T004) (TPO ref A1) to 4m to leave as standing deadwood if possible. Pollard 1 Poplar (middle tree within group of 6) (G025) (TPO ref A1) to 6m above ground level, just above fork, crown reduce remainder of whole line by 5m



and remove deadwood - greater than 25 mm. Repollard 3 Willow (G028) (TPO ref A1) back to previous pollard points, inspect points for excessive decay and take lower if required. Repollard group of Willow (G031) (TPO ref A1) back to previous pollard points. Crown reduce group of 3 Poplars (G034) (TPO ref A1) by 5m and remove deadwood - greater than 25 mm. Crown reduce group of 8 Poplars (G035) (TPO ref A1) by 5m and remove deadwood - greater than 25mm. Reduce stem of 1 Poplar (T035) (TPO ref A1) back to before previous failure point, crown reduce remainder of tree by 3m and remove deadwood - greater than 25 mm. Coppice 1 Willow (T036) (TPO ref A1) to ground level. Pollard 1 Lombardy Poplar (T003) (TPO ref A1) to around 2m. Pollard 1 Willow (T005) (TPO ref A1) to around 3m.

416.0.P25 To ratify the response to an application by Burnham Holiday Village for an extension of existing bar/restaurant and associated works

417.0.P25 To ratify the response to an application for erection of replacement dwelling on site of existing (to be demolished) at 35 Prestley Way, Burnham-on-Sea

418.0.P25 To ratify the response to the application for erection of a storage building at Engineered Fabrication Solutions Limited, Unit 2, Brue Way, Highbridge

419.0.P25 Date of next meeting

The next meeting of the Planning Committee is scheduled for 18th March 2026 at 7 pm.



**Minutes of a meeting of the Planning Committee held on 4th
February 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 2 members of the public

Public Participation: There were no representations made

401.0.P25 Apologies for absence

Apologies were received from Councillor Vickers.

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

There were no declarations of interest.

403.0.P25 To receive and approve the minutes of the Planning meeting held on 14th January 2026

The minutes of the previous meeting of the Planning Committee, held on 14th January 2026, were presented by the Chair.

Resolved that the minutes of the meeting held on 14th January 2026 were approved as an accurate record and signed by the Chair.

404.0.P25 Matters arising from previous minutes

There were no matters arising.

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

Resolved to support the application due to no material planning grounds that would hinder approval.

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

Resolved to support the application as the property sits within a substantial plot, and the proposed development raised no material planning concerns that would hinder approval.



405.3.P25 Planning application number: 11/25/00116/LE

Proposal: Proposed change of use of retail/office space into 3No. additional en-suite bedrooms and communal area, creating 7No. bed HMO and insertion of 1No. window

Location: 98 Church Street, Highbridge

Resolved to object to the application. The Committee expressed concern that the site does not provide sufficient parking provision to support a 7-bed House in Multiple Occupation (HMO). It was also noted that the proposal would result in the loss of existing retail/office space, which they felt could negatively impact the commercial character and vitality of Church Street.

The Committee requested further information regarding the parking arrangements and the proposed window.

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

Proposal: Change of use and conversion from offices to residential use to create 1No. 6-bedroom dwelling with an integrated 'granny annexe', plus addition of 2No. new external doorways

Location: 2 Burnham Road, Highbridge

Resolved to support the application due to the building was previously in residential use and considered that reverting to a family home would not significantly alter the character of the site or its surroundings.

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

Resolved to support the application due to the proposal replaces the existing conservatory on the same footprint, with no material change anticipated to the scale or impact of the development.

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

Resolved to support the application as the committee considered the proposed use appropriate for the location and raised no material planning concerns and the change of use to a dog-walking and recreational area would be compatible with the surrounding land and would not give rise to adverse impacts.

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



Resolved to support the application as there were no concerns regarding the proposed variation and considered the application acceptable.

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. 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

The applications were noted.

408.0.P25 Date of next meeting

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

Layby on Berrow Road, TA8 2PG

Please add parking restrictions to this layby. This vehicle is causing an obstruction to deliveries which means the road is being blocked, also not allowing access to ambulances if an evacuation had to be carried out. Can't understand why this is not a loading bay only.



Agenda Item 413.1

This is the layby concerned

