

**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.