



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

11th March 2026

To: All Members of the Planning Committee

YOU ARE HEREBY SUMMONED TO ATTEND a meeting of the **PLANNING COMMITTEE** to be held on **18th March 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".

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 18th March 2026

- 423.0 P25** To receive apologies for absence
- 424.0 P25** To receive any declarations of interest on items included on this agenda
- 425.0 P25** To receive and approve the minutes of the Planning meeting held on 25th February 2026 and the extraordinary Planning meeting held on 2nd March 2026
- 426.0 P25** Matters arising from previous minutes
- 427.0 P25** To consider the following Planning Applications, copies of which are available from: https://sdc.somerset.gov.uk/planning_online
- 428.0 P25** **Planning application number:** 11/26/00011/TTE
Proposal: Erection of single storey rear extension
Location: 2 West Avenue, Highbridge
[Planning Online](#)
- 429.0 P25** **Planning application number:** 11/26/00016/TTE
Proposal: Erection of a single storey ground floor extension and conversion of loft space including installation of dormer to create additional living space
Location: 70 Oxford Street, Burnham-on-Sea
[Planning Online](#)



430.0 P25 Planning application number: 11/26/00017/LE

Proposal: Conversion of 1 detached dwelling into 2 smaller detached dwellings.

Location: 19 Margaret Crescent, Burnham-on-Sea

[Planning Online](#)

431.0 P25 Planning application number: 11/26/00018/TTE

Proposal: Erection of timber summerhouse and associated decking in rear garden (Retrospective)

Location: 76 North Avenue, Highbridge

[Planning Online](#)

432.0 P25 Planning application number: 11/26/00022/TTE

Proposal: Erection of a detached garage

Location: 1 Barn Close, Highbridge

[Planning Online](#)

433.0 P25 Date of next meeting

The next meeting of the Planning Committee is scheduled for 8th April 2026 at 7 pm



Minutes of a meeting of the Planning Committee held on 25th February 2026 in the Council Chamber, The Old Courthouse, Jaycroft Road, Burnham-on-Sea at 7 pm

Present: Councillors P. Clayton, J. Flurry, K. Pearce, B. Vickers, P. Wynn

In attendance: H. Hurley (taking minutes) and 2 members of the public.

Public Participation: There were no representations made.

Councillor Vickers chaired the meeting in the absence of the Committee Chair.

409.0.P25 Apologies for absence

Apologies were received from Councillors Hendry and Metcalfe.

(Councillor Wynn joined the meeting at this juncture)

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

There were no declarations of interest.

411.0.P25 To receive and approve the minutes of the Planning meeting held on 4th February 2026

The minutes of the previous meeting of the Planning Committee, held on 4th February 2026, were presented by the Chair.

Resolved that the minutes of the meeting held on 4th February 2026 were approved as an accurate record and signed by the Chair.

412.0.P25 Matters arising from previous minutes

There were no matters arising.

(Councillor Flurry joined the meeting at this juncture)

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

Resolved that due to there being no parking restrictions attached to the layby and because it is not blocking access to property the Committee felt that there was nothing further they could do.

414.1.P25 Planning Application number: 11/25/00114/STP

Proposal: Erection of a storage building

Location: Unit 2, Brue Way, Highbridge



This item was added in error and is dealt with in item 418.0.P25 on the agenda

414.2.P25 Planning Application number: 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

Resolved to support this application due to the contribution to local economic growth with the premises being able to re-open.

414.3.P25 Planning Application number: 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

Resolved to object to the application. The Committee felt that this was significant overdevelopment of the property. It also had no provision for parking vehicles in an area that already had very limited on-street parking.

414.4.P25 Planning Application number: 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

Resolved to support this application. It is bringing a property back into residential use in a residential area. This is a sympathetic conversion with plenty of parking and would not significantly alter the character of the site or its surroundings.

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 tarmacadam, 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.

The applications were noted.

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

Resolved to support this application. Members considered the proposal to be an appropriate extension that would enhance the site’s facilities with little or no detriment beyond the holiday park boundary. No negative impacts were identified on the local area when assessed against valid planning considerations, including residential amenity, traffic, access, or landscape character. The development is viewed as a positive improvement that aligns with local development policies and



supports the continued operation of the business, including its role in providing services and employment within the community.

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

Resolved to support this application. Members considered that the proposal would not result in any negative impact on neighbouring residential amenity or the wider area. No concerns were identified in respect of overlooking, overbearing effects, loss of light, traffic generation or highway safety. The application relates to a replacement dwelling, and while such proposals would ordinarily require full planning permission rather than falling under permitted development rights, the plans show only modest alterations to the existing front elevation, including extending the single storey monopitch element across the full width and reconfiguring the window layout. These changes were not considered to materially alter the scale, massing or relationship with adjacent properties.

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

Resolved to support this application. Members noted that the site is located within an established industrial area where the proposed development would be entirely in keeping with the surrounding buildings. The proposal raises no concerns in respect of parking, access, traffic movements or noise. The building is consistent with the scale and appearance of neighbouring units. Members considered that the development would support the continued viability of the business and is fully aligned with the character and function of the industrial complex.

419.0.P25 Date of next meeting

The next meeting of the Planning Committee will be held on 18th March 2026.



Minutes of an extraordinary meeting of the Planning Committee held on 2nd March 2026 in the Council Chamber, The Old Courthouse, Jaycroft Road, Burnham-on-Sea at 6 pm

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

In attendance: K. Noble (Town Clerk) and 1 member of the public.

Public Participation: There were no representations made

420.0.P26 Apologies for absence

All Councillors were present.

421.0.P26 To receive any declarations of interest on items included on this agenda

There were no declarations of interest.

422.1.P25 Planning application number: 11/26/00002/TTE

Proposal: Installation of 5No. internally illuminated sets of built up letters on existing clad fascia areas, 4No. internally illuminated longshore lanterns, 1No. internally illuminated set of built up letters on oval panel, 1No. internally illuminated 4.6m post sign, 4No. menu cases, and vinyl dots to windows and doors.

Location: Burnham Holiday Village, Marine Drive, Burnham-on-Sea (Councillor Flurry and 1 member of the public joined the meeting at this juncture)

Resolved to support the application as it is internal so will not cause any light pollution.

422.2.P25 Planning application number: 11/26/00014/TTE

Proposal: Replacement front porch, reversion of study to store room & installation of roof lights.

Location: 24 Naish Road, Burnham-on-Sea

Resolved to support the application as the footprint is not increased and there will be no intrusion to the neighbouring properties.