

**Minutes of a meeting of the Planning Committee held on 29<sup>th</sup> April 2026 in the Council Chamber, The Old Courthouse, Jaycroft Road, Burnham-on-Sea at 7 pm**

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

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

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

**446.0.P25 Apologies for absence**

Apologies were received from Councillors Flurry and Clayton

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

There were no declarations of interest.

**448.0.P25 To receive and approve the minutes of the Planning meeting held on 8<sup>th</sup> April 2026**

The minutes of the previous meeting of the Planning Committee, held on 8<sup>th</sup> April 2026 were presented by the Chair.

**Resolved** that the minutes of the meeting held on 8<sup>th</sup> April 2026 were approved as an accurate record and signed by the Chair.

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

There were no matters arising.

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

450.1 To consider a response for recommendation to the Town Council regarding proposals for permitted development rights (PDRs) for onshore wind in England

The Committee reviewed the Government's consultation on proposed permitted development rights (PDRs) for onshore wind in England. The Committee considered the detailed questions and drafted a response.

**Resolved** That the draft response to the Government's Open Consultation for permitted development rights (PDRs) for onshore wind in England be recommended to council for submission.



**451.1.P25 Planning application number: 11/26/00015/TTE**

**Proposal:** Erection of two storey extension, ground floor extension, alterations & porch

**Location:** 39 St Mary's Road, Burnham-on-Sea

**Resolved** to support this application as the proposals are similar in form to neighbouring properties and would not adversely affect the character of the area. It was also recognised that the works are broadly consistent with what could be achieved under permitted development rights.

**451.2.P25 Planning application number: 11/26/00028/EF**

**Proposal:** Variation of condition 2 of planning permission 11/22/00052 (emergency vehicular access connection to serve residential development site permitted by outline permission 11/19/00003) to amend the approved plans listed in schedule A

**Location:** Land to the east of Isleport Lane, Highbridge

**Resolved** to support this application due to recognising the importance of maintaining appropriate emergency access to the development site and did not identify any adverse impacts arising from the changes.

**451.3.P25 Planning application number: 11/26/00030/TTE**

**Proposal:** Demolition of conservatory and erection of garage to the side with conversion and erection of extension to existing garage into habitable accommodation with replacement roof and erection and raising of height of boundary walls

**Location:** 18 Bay View Gardens, Burnham-on-Sea

**Resolved** to support this application as the proposals follow a similar footprint and are in keeping with the surrounding properties. The design and scale were considered appropriate for the site, with no identified adverse impact on neighbouring amenity or the character of the street scene.

**451.4.P25 Planning application number: 11/26/00031/STP**

**Proposal:** Demolition of garage/storage building and erection of 1 dwelling with associated access, parking, cycle storage, and private amenity space

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

**Resolved** to support this application as it would replace an existing garage/storage structure with a single dwelling on a site that is well-contained and does not impact on surrounding properties, there are no nearby houses that would be affected by overlooking, loss of privacy, or amenity issues. The inclusion of cycle storage and on-site



parking was welcomed, as it supports sustainable travel and avoids additional pressure on the local highway network.

The Committee considered the scale and form of the proposed dwelling to be appropriate for the location and did not identify any adverse effects on the character of the area or the wider setting.

**451.5.P25 Planning application number: 11/26/00034/LE**

**Proposal:** Change of use of land in connection with the adjoining site for the storage, hire and refurbishment of modular buildings to include the formation of an internal vehicular and pedestrian link, replacement car park, and other associated works

**Location:** Land to the west of Bennett Road and to the north of Mark Road, Highbridge

**Resolved** to support this application due to appropriate drainage measures, improved parking layout, flood-resilience considerations, and opportunities for biodiversity enhancement.

**451.6.P25 Planning application number: 11/26/00039/TTE**

**Proposal:** Application to determine if prior approval is required for a proposed erection of a single storey extension, extending 4.40m from the rear north elevation

**Location:** 92 Winchester Road, Burnham-on-Sea

The Committee considered the proposal and noted that the extension is of a scale and form that is typical for residential properties and does not raise concerns regarding amenity or character. The Committee recognised that although the application is submitted under the prior approval process, the proposal is straightforward and does not present any issues that would prevent it from proceeding.

**Resolved** to support this application, the proposal is acceptable in scale and design and that the prior approval process is appropriate in this case.

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

Application No: 11/26/00006/LE

Application Type: Full Planning Permission

Location: 5 Princess Street, Burnham On Sea, Somerset, TA8 1EH

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.

This will be decided under delegated powers by Somerset North Planning

The application was noted.



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

**453.0.P26 Date of next meeting**

The next meeting of the Planning Committee will be held on 13<sup>th</sup> May 2026

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