



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

22nd April 2026

To: All Members of the Planning Committee

YOU ARE HEREBY SUMMONED TO ATTEND a meeting of the **PLANNING COMMITTEE** to be held on **29th April 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

29th April 2026

- 446.0.P25 To receive apologies for absence**
- 447.0.P25 To receive any declarations of interest on items included on this agenda**
- 448.0.P25 To receive and approve the minutes of the Planning meeting held on 8th April 2026**
- 449.0.P25 Matters arising from previous minutes**
- 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
- [Permitted development rights for onshore wind turbines in England - GOV.UK](#)
- 451.0.P25 To consider the following Planning Applications, copies of which are available from: https://sdc.somerset.gov.uk/planning_online**
- 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
- [Planning Online](#)
- 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



[Planning Online](#)

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

[Planning Online](#)

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

[Planning Online](#)

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

[Planning Online](#)

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

[Planning Online](#)

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.



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

This will be decided under delegated powers by Somerset North Planning

453.0.P25 Date of next meeting

The next meeting of the Planning Committee is scheduled for 13th May 2026 at 7 pm.

**Minutes of a meeting of the Planning Committee held on 8th April
2026 in the Council Chamber, The Old Courthouse, Jaycroft Road,
Burnham-on-Sea at 7 pm**

Present: Councillors A. Hendry (Chair), B. Vickers, P. Wynn

In attendance: E. Dutton (Deputy Town Clerk) and 1 member of the public.

Public Participation: There were no representations made.

434.0.P26 Apologies for absence

Apologies were received from Councillors Flurry and Clayton.

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

There were no declarations of interest.

436.0.P26 To receive and approve the minutes of the Planning meeting held on 18th March 2025

The minutes of the previous meeting of the Planning Committee, held on 18th March 2026, were presented by the Chair.

Resolved that the minutes of the meeting held on 18th March 2026 were approved as an accurate record and signed by the Chair.

437.0.P26 Matters arising from previous minutes

There were no matters arising.

438.0.P26 To consider response to correspondence received

438.1 To consider correspondence from a resident requesting additional parking restrictions at Westfield Road, Burnham-on-Sea, TA8 2AW

Resolved that the Committee does not support the request for additional parking restrictions.

439.1.P25 Planning application number: 11/26/00010/LE

Proposal: Variation of condition 7 of planning permission 11/21/00138 (erection of 5 light industrial units, raising of ground levels, closing up of highway access, provision of a new highway access and provision of landscaping.) to amend the Monday-Friday opening hours to 07:00 to 18:00, opening one hour earlier than is currently permitted

Location: Land at, Isleport Road, Highbridge



Resolved to support the application, as the proposal is consistent with the Neighbourhood Plan's designated employment area and is not considered to have an adverse impact on neighbouring amenity.

439.2.P25 Planning application number: 11/26/00020/LE

Proposal: Installation of replacement windows and reinstatement of building frontage following removal of ATM

Location: 73 High Street, Burnham-on-Sea

Resolved to support this application as the proposed works will enhance the appearance of the property, improve the condition of the frontage, and are appropriate within a recognised conservation area, being in keeping with surrounding buildings.

439.3.P25 Planning application number: 11/26/00021/LE

Proposal: Conversion of first & second floors from 1 flat to 4 flats, erection of 2 dormer windows to the west elevation and 1 dormer window to the south elevation, and installation of bin and cycle storage

Location: The Flat, 73 High Street, Burnham-on-Sea

Resolved to support this application, noting that the development must comply with required space standards. While no parking is provided, the town-centre location and provision of cycle storage are considered acceptable, and the additional residential units are likely to contribute positively to the vibrancy of the High Street.

439.4.P25 Planning application number: 11/26/00025/TTE

Proposal: Erection of a single storey rear extension on site of existing (to be demolished)

Location: 9 Margaret Crescent, Burnham-on-Sea

Resolved to support this application, as the proposed extension replaces an existing structure on a like-for-like basis and raises no concerns in terms of design, amenity, or impact on neighbouring properties.

440.0.P25 The following applications are to note only:

11/26/00019/LE - 15 Church Street, Highbridge

Proposal: Certificate of lawfulness for proposed change of Use of existing lawful dwellinghouse (Class C3) to a house of multiple occupation (Class C4) for a maximum of 6 residents

The application was noted.

441.0.P26 Date of next meeting

The next meeting of the Planning Committee will be held on 29th April 2026.