



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

06th May 2026

To: All Members of the Planning Committee

YOU ARE HEREBY SUMMONED TO ATTEND a meeting of the **PLANNING COMMITTEE** to be held on **13th May 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 13th May 2026

- 454.0.P25 To receive apologies for absence**
- 455.0.P25 To receive any declarations of interest on items included on this agenda**
- 456.0.P25 To receive and approve the minutes of the Planning meeting held on 29th April 2026**
- 457.0.P25 Matters arising from previous minutes**
- 458.0.P25 To consider the following Planning Applications, copies of which are available from: https://sdc.somerset.gov.uk/planning_online**
- 458.1.P25 Planning application number: 11/26/00029/TTE**
- Proposal:** Replacement and enlargement of single storey side and rear extensions, demolition of entrance porch, replacement of roof with raising of ridge height and relocation of entrance
- Location:** 27 Rectory Drive, Burnham-on-Sea
- [Planning Online](#)
- 459.0.P25 To consider a premises license variation application for The Reeds Arms, 1 Pier Street, Burnham-on-Sea, TA8 1BT**
- 460.0.P25 The following applications are to note only:**
- Planning application number: 11/26/00033/ROR**
- Proposal:** Removal of 2 limbs over driveway of 1 Pine (T8) (TPO T8) to reduce weight on lean. Crown reduce 2 Pines (T9, T14) (TPO T9 & T12) by approx. 2m to separate the canopies. Crown lift all other TPO trees along the driveway (TPO Ref G1, T6, T16, T15, T13, T11, T10, T7 & T5) (indicated by blue line on submitted plan) to 5.2m above ground level, remove some epicormic growth and deadwood



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

Location: The Towans, Berrow Road, Burnham-on-Sea

[Planning Online](#)

461.0.P25 Date of next meeting

The next meeting of the Planning Committee is scheduled for 27th May 2026 at 7 pm.



Minutes of a meeting of the Planning Committee held on 29th 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 8th April 2026

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

Resolved that the minutes of the meeting held on 8th 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.



453.0.P26 Date of next meeting

The next meeting of the Planning Committee will be held on 13th May 2026

DRAFT



JD Wetherspoon Plc are applying for the Variation of a Premises Licence for The Reeds Arms, 1 Pier Street, Burnham on Sea, TA8 1BT.

The application is to vary the wording of condition 6 of annexe 2 to read.

“The premises licence holder will risk assess on an ongoing basis the requirement for door supervisors at the premises and use door supervisors in such numbers and at such times as deemed necessary by the risk assessment. Any reasonable Police request for the reinstatement of door supervisors shall be considered in the risk assessment.”

Any person wishing to make a representation in relation to this application must do so in writing to by 21 May 2026 and send it to; licensing.sedgemoor@somerset.gov.uk or Somerset Council, Licensing, Bridgwater House, King Square, Bridgwater, TA6 3AR. Representations may be made for 28 consecutive days from the date of this notice.

A copy of the application for the grant of the above licence is available on our website: <https://www.somerset.gov.uk/business-economy-and-licences/licensing/recent-licence-applications/>

Alternatively, a copy is kept by; The Licensing Unit, Somerset Council, Bridgwater House, King Square, Bridgwater, TA6 3AR. The application can be viewed Monday to Thursday, 9am to 5pm and Friday 9am to 4.30pm. Not including bank holidays.

It is an offence to knowingly or recklessly make a false statement in connection with an application. The maximum fine for which a person is liable on summary conviction for making a false statement is level 5 on the standard scale (unlimited amount).

Date: 23 April 2026