



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

30th June 2026

To: All Members of the Planning Committee

YOU ARE HEREBY SUMMONED TO ATTEND a meeting of the **PLANNING COMMITTEE** to be held on **7th July 2026** in the Council Chamber, Old Courthouse, Jaycroft Road, TA8 1LE at **6.15 pm** for the purpose of transacting the business set out in the agenda below.

Please note that vehicular access is now via Mendip Way, TA8 1GA.

what3words: ///dimension.reworked.loved

All members of the public are welcome to attend.

Building doors will be open at 6:pm

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 G. Gudka
Councillor A. Matthews
Councillor L. Millard
Councillor M. Murphy
Councillor C. Searing

Councillor J. Flurry
Councillor A. Hendry (Chair)
Councillor B. Metcalfe
Councillor P. Mills
Councillor S. Perry
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

7th July 2026

- 477.0.P26 To receive apologies for absence**
- 478.0.P26 To receive any declarations of interest on items included on this agenda**
- 479.0.P26 To receive and approve the minutes of the Planning meeting held on 23rd June 2026**
- 480.0.P26 Matters arising from previous minutes**
- 481.0.P26 To consider response to correspondence received**
- 481.1** To consider correspondence from a resident requesting additional parking restrictions on Priory Gardens, Burnham-on-Sea, TA8 1QW
- 481.2** To appoint members to draft answers to the government consultation permitted development rights, schools, assets of community value, defence and conservation
- [Permitted development rights: schools, assets of community value, defence and conservation - GOV.UK](#)
- 482.0.P26 To consider the following Planning Applications, copies of which are available from: https://sdc.somerset.gov.uk/planning_online**
- 482.1.P26 Planning application number: 11/26/00024/TTE**
- Proposal:** Removal and reinstatement of an internal stud wall to change the internal layout (retrospective)
- Location:** 6 Burlington Court, 54 - 55 The Esplanade, Burnham-on-Sea
sdc.somerset.gov.uk/planning_online/GetDetails?app=11/26/00024
- 482.2.P26 Planning application number: 11/26/00044/TTE**
- Proposal:** Garage conversion, side first floor extension (w) and rear (s) extension



Location: 18 Barrington Road, Burnham-on-Sea

sdc.somerset.gov.uk/planning_online/GetDetails?app=11/26/00044

482.3.P26 Planning application number: 11/26/00054/STP

Proposal: Erection of single storey extensions to the front south elevation to replace existing conservatory (to be demolished) and to the side east elevation

Location: 8 Brightstowe Road, Burnham-on-Sea

sdc.somerset.gov.uk/planning_online/GetDetails?app=11/26/00054

483.0.P26 The following applications are to note only:

11/26/00052/TTE - 213 Burnham Road, Highbridge

Proposal: Certificate of Lawfulness for the proposed erection of rear extension on site of existing extension and conservatory (to be demolished)

11/26/00059/TTE - 21 St Marks Road, Burnham-on-Sea

Proposal: Certificate of Lawfulness for the proposed erection of a single storey rear extension

11/26/00061/TTE - 29 Stoneleigh Close, Burnham-on-Sea

Proposal: Application to determine if prior approval is required for a proposed erection of a single storey extension (conservatory), extending 3.35m from the rear east elevation

484.0.P26 Date of next meeting

The next meeting of the Planning Committee is scheduled for 20th July 2026 at 6.30 pm.



Minutes of a meeting of the Planning Committee held on 23rd June 2026 in the Council Chamber, The Old Courthouse, Jaycroft Road, Burnham-on-Sea at 6.30 pm

Present: Councillors P. Clayton, A. Hendry (Chair), S. Perry, C. Searing, B. Vickers

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

Public Participation: There were no representations made

470.0.P26 Apologies for absence

Apologies were received from Councillors Millard, Murphy and Mills

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

There were no declarations of interest.

472.0.P26 To receive and approve the minutes of the Planning meeting held on 8th June 2026

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

Resolved that the minutes of the meeting held on 8th June 2026 were approved as an accurate record and signed by the Chair.

473.0.P26 Matters arising from previous minutes

There were no matters arising.

474.0.P26 To consider response to correspondence received

474.1 To consider correspondence from a resident requesting additional parking restrictions on Ladd Close, Highbridge, TA9 3HG.

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

475.1.P26 Planning Application: 11/26/00045/TTE

Proposal: Single storey extension on site of existing conservatory (to be demolished)

Location: 11 St Mary's Road, Burnham-on-Sea

Resolved to support the application, as the development is modest, replaces a structure of similar footprint, uses matching materials, and remains in keeping with the surrounding street scene in accordance with Neighbourhood Plan Policy H1 – Street Scene Design. The



proposal incorporates appropriate flood-resilient measures and therefore complies with Neighbourhood Plan Policy H3, the National Planning Policy Framework (sections 24–25), and Somerset Council's flood-risk requirements.

No ecological impacts were identified, and the proposal results in no changes to vehicular or pedestrian access or parking arrangements, thereby complying with Burnham-on-Sea & Highbridge Neighbourhood Plan Policies H1, H2 and H3.

475.2.P26 Planning application: 11/26/00055/TTE

Proposal: Rear single storey extension and internal alterations

Location: 76 North Avenue, Highbridge

Resolved to support the application, as the development is modest, uses matching materials, has no impact on the street scene, protects residential amenity, and incorporates appropriate flood-resilient measures in accordance with the NPPF, Local Plan Policies D1 and D2, and Neighbourhood Plan Policies H1 and H3.

475.3.P26 Planning application: 11/26/00057/TTE

Proposal: Erection of a single storey rear (west) extension with 2 rooflights on site of covered seating area (to be demolished)

Location: 76 Rosewood Avenue, Burnham-on-Sea

Resolved to support this application due to it replaces an existing structure with a functional, well-designed extension using appropriate materials, has no impact on the street scene, results in no environmental or infrastructure concerns, and incorporates suitable flood-risk mitigation in accordance with the NPPF Chapter 14, Sedgemoor D1 and Neighbourhood Plan H3.

476.0.P26 Date of next meeting

The next meeting of the Planning Committee will be held on 7th July 2026.

I am a resident in Friars Way, and hope you can do something regarding the parking along Priory Gardens, TA8 1QW.

This morning there were 27 cars parked along, causing dangerous driving conditions. Some of the yellow lines are faded and people park there.

I think there needs to be yellow lines opposite each junction off Priory Gardens into cul-de-sacs.

I am really scared when I drive along that stretch of road, you might as well be blindfolded. A serious accident is going to happen soon.

There is a big section of elderly people's bungalows in this area. I have lived here for 32 years and the last year it has become a nightmare for everyone concerned.

We constantly have work vans parked here every night and at weekends, with the height of those vehicles you cannot see any car coming towards you. Everyone I speak to around this area are very worried about the situation.

Please, please can you sort this out before there is a fatal accident. Maybe speed bumps might help, it can be like a racing track some days.



