



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

2nd 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 **8th June 2026** in the Council Chamber, Old Courthouse, Jaycroft Road, TA8 1LE at **6.30 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 6:15pm

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

8th June 2026

- 462.0.P26 To receive apologies for absence**
- 463.0.P26 To receive any declarations of interest on items included on this agenda**
- 464.0.P26 To receive and approve the minutes of the Planning meeting held on 13th May 2026**
- 465.0.P26 Matters arising from previous minutes**
- 466.0.P26 To consider response to correspondence received**
- 466.1** To consider correspondence from a resident requesting additional parking restrictions on Burnham Road, Highbridge, TA9 3EG
- 467.0.P26 To consider the following Planning Applications, copies of which are available from: https://sdc.somerset.gov.uk/planning_online**
- 467.1.P26 Planning application number: 11/26/00023/TTE**
- Proposal:** Installation of mains gas facilitating the fitting of a combi boiler, 4 radiators and 1 heated towel rail, to replace 3 night storage radiators & 1 towel rail, and associated works
- Location:** 31 Berrow Road, Burnham-on-Sea
- [Planning Online](#)
- 467.2.P26 Planning application number: 11/26/00026/TTE**
- Proposal:** Variation of condition 2 of planning permission 11/23/00109 (Erection of two storey extension to north elevation on site of existing (to be demolished) erection of two storey extension on east elevation, additional parking in front garden) to amend the approved plans listed in schedule A
- Location:** 37 Coleridge Gardens, Burnham-on-Sea
- [Planning Online](#)



467.3.P26 Planning application number: 11/26/00037/TTE

Proposal: Erection of a single storey extension to the side and rear, porch to the front and a single storey extension to the garage

Location: 38 Burnham Road, Highbridge

[Planning Online](#)

467.4.P26 Planning application number: 11/26/00043/TTE

Proposal: Proposed change of use of retail/office space to additional en-suite 3 bedrooms creating a 7 bed HMO & installation of a new window on the south elevation

Location: 98 Church Street, Highbridge

[Planning Online](#)

468.0.P26 The following applications are to note only:

11/26/00046/ROR - 121A Stoddens Road, Burnham-on-Sea

Proposal: Reduce height of 1 Horse Chestnut (T1) (TPO Ref T1) by 3-4m depending on suitable growth points and spread by 2m and 2.5m leaving the tree approx. crown height of 5-8m and spread of 5-7m. Reduce height of 1 Horse Chestnut (T2) (TPO Ref T2) by 2-3m and spread by 1.5m and 2m leaving the tree approx. crown height of 5m and spread of 4-5m

11/26/00049/LE - 18 Stoddens Walk, Burnham-on-Sea

Proposal: Certificate of lawfulness for the proposed.... Building 3 walls to make a porch/hallway to include a toilet with window and door to garden

11/26/00050/TTE - 8 Beatty Way, Burnham-on-Sea

Proposal: Application to determine if prior approval is required for a proposed erection of a single storey extension extending 4.03m from the rear north elevation on site of existing conservatory (to be demolished)

11/26/00051/TTE - 9 Ash Tree Crescent, Burnham-on-Sea

Proposal: Application to determine if prior approval is required for a proposed erection of a single storey extension, extending 4.90m from the rear South elevation

469.0.P26 Date of next meeting

The next meeting of the Planning Committee is scheduled for 23rd June 2026 at 6.30pm



Minutes of a meeting of the Planning Committee held on 13th May 2026 in the Council Chamber, The Old Courthouse, Jaycroft Road, Burnham-on-Sea at 7 pm

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

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

Public Participation: There were no representations made

Councillor Clayton chaired the meeting in the absence of councillor Hendry

454.0.P25 Apologies for absence

Apologies were received from Councillors Vickers and Hendry.

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

There were no declarations of interest.

456.0.P25 To receive and approve the minutes of the Planning meeting held on 29th April 2026

The minutes of the previous meeting of the Planning Committee, held on 29th April 2026, were presented by the Chair.

Resolved that the minutes of the meeting held on 29th April 2026 were approved as an accurate record and signed by the Chair.

457.0.P25 Matters arising from previous minutes

There were no matters arising.

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

Resolved to support this application as it is an improvement to the property, is in line with other properties in the area and can be accommodated within the site without adverse impact.

459.0.P25 To consider a premises license variation application for The Reeds Arms, 1 Pier Street, Burnham-on-Sea, TA8 1BT



The Committee considered the proposed variation to the premises licence and noted that no issues had been raised that would conflict with the licensing objectives.

Resolved to support this application due to the application was reasonable and that appropriate management arrangements are in place to support continued compliance.

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

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

The application was noted.

461.0.P25 Date of next meeting

The next meeting of the Planning Committee will be held on 27th May 2026.

I've been advised to send my email request to you by Somerset council.

I'm really worried about the parking situation on Burnham Road. I live at number 96, the issue I'm having is my driveway is being surrounded by parked vans and cars making it virtually impossible to safely exit my driveway, I just cannot see to my right at all due to all the parked vehicles and the road curving round. Several times I've almost been hit because I am unable to see oncoming traffic. Please can someone come and have a look at the situation myself and my neighbours either side of me are facing. The parking is getting worse and worse, sometimes they are parking so far over my drive I can barely pull out let alone see properly to my left and right.





Exit onto Burnham road from number 96 towards Highbridge



Exit onto Burnham road from number 96 towards Burnham