



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

16<sup>th</sup> 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 **23<sup>rd</sup> 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.

**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 6:15pm

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 Gudka  
Councillor Matthews  
Councillor Millard  
Councillor Murphy  
Councillor Searing

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

**23<sup>rd</sup> June 2026**

- 470.0.P26 To receive apologies for absence**
- 471.0.P26 To receive any declarations of interest on items included on this agenda**
- 472.0.P26 To receive and approve the minutes of the Planning meeting held on 8<sup>th</sup> June 2026**
- 473.0.P26 Matters arising from previous minutes**
- 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
- 475.0.P26 To consider the following Planning Applications, copies of which are available from: [https://sdc.somerset.gov.uk/planning\\_online](https://sdc.somerset.gov.uk/planning_online)**
- 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  
[sdc.somerset.gov.uk/Planning\\_Online/GetDetails?app=11/26/00045&p=Burnham & Highbridge](https://sdc.somerset.gov.uk/Planning_Online/GetDetails?app=11/26/00045&p=Burnham%20&Highbridge)
- 475.2.P26 Planning application: 11/26/00055/TTE**  
**Proposal:** Rear single storey extension and internal alterations  
**Location:** 76 North Avenue, Highbridge  
[sdc.somerset.gov.uk/Planning\\_Online/GetResults?ano=11/26/00055&app=&age=&p=--&pc=&l=&k=&dt=--&at=--&f=&t=](https://sdc.somerset.gov.uk/Planning_Online/GetResults?ano=11/26/00055&app=&age=&p=--&pc=&l=&k=&dt=--&at=--&f=&t=)



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

**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

[sdc.somerset.gov.uk/Planning\\_Online/GetResults?ano=11/26/00057&app=&age=&p=--&pc=&l=&k=&dt=--&at=--&f=&t=](https://sdc.somerset.gov.uk/Planning_Online/GetResults?ano=11/26/00057&app=&age=&p=--&pc=&l=&k=&dt=--&at=--&f=&t=)

**476.0.P26 Date of next meeting**

The next meeting of the Planning Committee is scheduled for 7<sup>th</sup> July 2026 at 6.30 pm.



**Minutes of a meeting of the Planning Committee held on 8<sup>th</sup> June 2026 in the Council Chamber, The Old Courthouse, Jaycroft Road, Burnham-on-Sea at 6.30 pm**

**Present:** Councillors P. Clayton, G. Gudka, A. Hendry (Chair), A. Matthews, P. Mills, S. Perry, C. Searing, B. Vickers

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

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

**462.0.P26 Apologies for absence**

Apologies were received from Councillors Metcalfe and Murphy.

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

There were no declarations of interest.

**464.0.P26 To receive and approve the minutes of the Planning meeting held on 13<sup>th</sup> May 2026**

The minutes of the previous meeting of the Planning Committee, held on 13<sup>th</sup> May 2026, were presented by the Chair.

**Resolved** that the minutes of the meeting held on 13<sup>th</sup> May 2026 were approved as an accurate record and signed by the Chair.

**465.0.P26 Matters arising from previous minutes**

There were no matters arising.

**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

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

**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

**Resolved** to support the application as the works are internal, necessary for modernisation, and contribute to the preservation of an older property.



**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

The Committee were advised that the application was withdrawn after registration and therefore no further consideration or resolution was required.

**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

**Resolved** to support the application, as the proposals do not change the principal elevation and are considered to preserve existing green space and protect the surrounding environment.

**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

**Resolved** To support the application, subject to conditions requiring provision of an appropriate communal space for residents; confirmation that the HMO will be properly managed in accordance with licensing requirements; assurance that fire-exit routes remain accessible at all times and are not dependent on the opening hours of the ground-floor shop.

**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



11/26/00050/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

The applications were noted

**469.0.P26 Date of next meeting**

The next meeting of the Planning Committee will be held on 23<sup>rd</sup> June 2026.

DRAFT

### Ladd Close, Highbridge, TA9 3HG

I am writing to raise concerns regarding ongoing parking and highway safety issues in my local area (Highbridge), which I have been advised by Somerset Council should be submitted to the Town Council for consideration.

The issues I am experiencing include poor visibility due to obstruction of long-term parked van, safety concerns involving children playing on an electric go kart etc. which are having a regular and ongoing impact on safety and use of the highway.

I would be grateful if the Town Council could:

- Confirm whether these concerns can be considered for a formal parking restriction request or highway improvement submission to Somerset Council

