



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

4<sup>th</sup> August 2026

To: All Members of the Planning Committee

**YOU ARE HEREBY SUMMONED TO ATTEND** a meeting of the **PLANNING COMMITTEE** to be held on **10<sup>th</sup> August 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 6:00pm

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**

### **10<sup>th</sup> August 2026**

- 491.0.P26 To receive apologies for absence**
- 492.0.P26 To receive any declarations of interest on items included on this agenda**
- 493.0.P26 To receive and approve the minutes of the Planning meeting held on 20<sup>th</sup> July 2026**
- 494.0.P26 Matters arising from previous minutes**
- 495.0.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)**
- 495.1.P26 Planning application number: 11/26/00053/STP**  
**Proposal:** Erection of single storey extension to front South elevation, first floor extension, and reconfiguration of roofs  
**Location:** Burnham and Berrow Golf Club, St Christophers Way, Burnham-on-Sea  
[sdc.somerset.gov.uk/planning\\_online/GetDetails?app=11/26/00053](https://sdc.somerset.gov.uk/planning_online/GetDetails?app=11/26/00053)
- 495.2.P26 Planning application number: 11/26/00056/LE**  
**Proposal:** Erection of 1 building for vehicle servicing and repair use  
**Location:** Unit 11, Commerce Way, Highbridge  
[sdc.somerset.gov.uk/planning\\_online/GetDetails?app=11/26/00056](https://sdc.somerset.gov.uk/planning_online/GetDetails?app=11/26/00056)
- 495.3.P26 Planning application number: 11/26/00065/TTE**  
**Proposal:** Proposed 'wrap around' single storey front & side extension.  
**Location:** 152 Stoddens Road, Burnham-on-Sea  
[sdc.somerset.gov.uk/planning\\_online/GetDetails?app=11/26/00065](https://sdc.somerset.gov.uk/planning_online/GetDetails?app=11/26/00065)

**495.4.P26 Planning Application: 11/26/00066/TTE**

**Proposal:** Conversion of integral garage and proposed new carport

**Location:** 17 Friars Way, Burnham-on-Sea

[sdc.somerset.gov.uk/planning\\_online/GetDetails?app=11/26/00066](https://sdc.somerset.gov.uk/planning_online/GetDetails?app=11/26/00066)

**495.5.P26 Planning application: 11/26/00069/STP**

**Proposal:** Erection of a self-build dwelling and a detached garage

**Location:** 111 Stoddens Road, Burnham-on-Sea

[sdc.somerset.gov.uk/planning\\_online/GetDetails?app=11/26/00069](https://sdc.somerset.gov.uk/planning_online/GetDetails?app=11/26/00069)

**495.6.P26 Planning application: 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

[sdc.somerset.gov.uk/Planning\\_Online/GetDetails?app=11/26/00020&p=Burnham & Highbridge](https://sdc.somerset.gov.uk/Planning_Online/GetDetails?app=11/26/00020&p=Burnham%20Highbridge)

**496.0.P26 To consider an application for a pavement licence at The Reeds Arms, Pier Street, Burnham-on-Sea**

**497.0.P26 The following applications are to note only:**

11/26/00067/ROR - Homelane House, Rectory Road, Burnham-on-Sea

**Proposal:** Crown lift 1 Sycamore (T1) (TPO Ref T1) to create a 4m clearance from side overhanging neighbouring car park. Prune remaining long overextended laterals over neighbouring car park by up to 1.5m to suitable growth points

**498.0.P26 Date of next meeting**

The next meeting of the Planning Committee is scheduled for 25<sup>th</sup> August 2026 at 6.30 pm.



**Minutes of a meeting of the Planning Committee held on 20<sup>th</sup> July 2026 in the Council Chamber, The Old Courthouse, Jaycroft Road, Burnham-on-Sea at 6.30 pm**

**Present:** Councillors J. Flurry, G. Gudka, A. Hendry (Chair), A. Matthews, M. Murphy, C. Searing, B. Vickers

**In attendance:** N. Brookes (RFO) and one member of the public

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

**485.0.P26 Apologies for absence**

Apologies were received from Councillors Clayton and Perry and the Town Clerk.

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

There were no declarations of interest.

**487.0.P26 To receive and approve the minutes of the Planning meeting held on 7<sup>th</sup> July 2026**

The minutes of the previous meeting of the Planning Committee, held on 7<sup>th</sup> July 2026, were presented by the Chair.

**Resolved** that the minutes of the meeting held on 7<sup>th</sup> July 2026 were approved as an accurate record and signed by the Chair.

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

There were no matters arising.

**489.1.P26 Planning application number: 11/26/00058/STP**

**Proposal:** Demolition of fire damaged former bicycle repair shop and erection of 2 flats with garages beneath

**Location:** Car parking space, 40A Church Street, Highbridge

**Resolved** to support the application noting that the existing building is in disrepair and requires removal or renovation, and that the proposal accords with Local Plan policies. Concerns regarding height and access were noted, and the Chair's vote against the proposal was formally recorded.

**489.2.P26      Planning application number: 11/26/00058/STP**

**Proposal:** Erection of single storey extension to rear north elevation with 1 roof lantern, demolition of existing garage and garden shed, removal of 1 rooflight from the east elevation, and alterations to fenestrations of existing outbuilding (home gym/store)

**Location:** 111 Stoddens Road, Burnham-on-Sea

**Resolved** to support the application, as the development is modest, reflects the scale and character of nearby properties, and accords with the Local Plan, placemaking guidance on sustainable living, and the Neighbourhood Plan's housing and design specifications.

**489.3.P26      Planning application number: 11/26/00062/TTE**

**Proposal:** Single storey garage extension

**Location:** 10 Brue Crescent, Burnham-on-Sea

**Resolved** to support the application as the development is modest, of resilient construction using appropriate design materials with low neighbourhood and biodiversity impact.

**490.0.P26      Date of next meeting**

The next meeting of the Planning Committee will be held on 10<sup>th</sup> August 2026.



## Application for a pavement licence - Stage 1

SC860337894

Case created on: 2026-07-27 10:45:34

### Introduction and guidance

#### Personal details

Are you acting on behalf of the applicant? No

##### Applicant details

**Title** Mrs  
**First name** Jennie  
**Family Name** Odell  
**E-mail** [REDACTED]  
**Main telephone number** [REDACTED]  
**I am applying as** a business or organisation, including as a sole trader

##### Applicant Business

**Is your business registered in the UK with Companies House?** Yes  
**Commercial Register** Public Limited Company  
**Registration number** 1709784  
**Business name** JD Wetherspoon plc  
**VAT Number** 396331433  
**Legal Status** Public Limited Company  
**Your position in the Business** Licensing Paralegal  
**Home country** United Kingdom

##### Registered Address

**Building number or name** Wetherspoon House  
**Street** Reeds Crescent  
**City or Town** Watford  
**Postcode** WD24 4QL  
**Country** United Kingdom

#### Premises details

**Is this application for a new licence or a renewal of an existing licence?** Renewal

##### Premises location

**Postcode** TA8 1BT  
**Premises address** THE REEDS ARMS,PIER STREET,BURNHAM-ON-SEA,TA8 1BT

#### Premises details continued

**Select how the furniture will be used on the part of the relevant highway adjacent to the premises** for use by other people for the consumption of food or drink  
**Specify the date on which the application is made** 27 July 2026

**Describe the type of furniture to be used on the part of the relevant highway adjacent to the premises (e.g. tables and chairs)**

Picnic Benches

**Describe the method for defining the part of the relevant highway adjacent to the premises (e.g. "12 plants in pots, 1 metre apart, surrounding the permitted area")**

Post and rope barriers

**Maximum number of people allowed in the part of the relevant highway adjacent to the premises (including staff)**

15

## Operating hours

Please specify the hours between which it is proposed to have furniture on the highway.

|                  |                |
|------------------|----------------|
| <b>Monday</b>    | 08:00 to 23:00 |
| <b>Tuesday</b>   | 08:00 to 23:00 |
| <b>Wednesday</b> | 08:00 to 23:00 |
| <b>Thursday</b>  | 08:00 to 23:00 |
| <b>Friday</b>    | 08:00 to 23:00 |
| <b>Saturday</b>  | 08:00 to 23:00 |
| <b>Sunday</b>    | 08:00 to 23:00 |

## Evidence

**Please tick this box to confirm that you have carried out a Risk Assessment on the part of the relevant highway adjacent to the premises.**

Yes

**Please tick this box to confirm that you have a copy of notice on display at the premises.**

Yes

**Please upload your documents here:**

Public Liability Insurance Certificate - July 26-27.pdf, Layout. Apr 21.pdf, Notice on display. July 26.pdf

## Declaration

### Declaration

I am authorised to submit this application on behalf of the business.

The information I have provided in this form is true to the best of my knowledge or belief.

I understand that to knowingly or recklessly give any false information may lead to refusal of this application, the suspension and/or revocation of any licence granted.

I understand that the Council reserves the right to revoke a licence before the end of the term if the licensed area will be impacted by any future changes to public realm interventions or government guidance relating to Covid-19.

I understand that a pavement licence only permits the placing of furniture on the highway and that other regulations still apply such as alcohol licences and food business registration.

**Ticking this box indicates you have read and understood the above declaration.**

I have read and understood the above declaration.

**Full name**

Jennie Odell

**Position**

Licensing Paralegal

**Date**

27 July 2026

## Payment

**chk\_paymentConfirmation**

I have confirmed that I have read and understood the above information and wish to proceed to payment.

THE REEDS ARMS

THE OLD  
PIER  
TAVERN

BIN  
STORE

EXISTING EXTERNAL SEATING  
AREA

1.6m

4.3m

6.5m

2.7m

PIER STREET

1:100

