



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

18th 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 **25th August 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 6:15 pm.

A handwritten signature in black ink, appearing to read "Elaine 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 S. Perry
Councillor B. Vickers

Councillor J. Flurry
Councillor A. Hendry (Chair)
Councillor B. Metcalfe
Councillor P. Mills
Councillor C. Searing

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

25th August 2026

- 499.0.P26 To receive apologies for absence**
- 500.0.P26 To receive any declarations of interest on items included on this agenda**
- 501.0.P26 To receive and approve the minutes of the Planning meeting held on 10th August 2026**
- 502.0.P26 Matters arising from previous minutes**
- 503.0.P26 To consider response to correspondence received**
- 503.1** To consider correspondence from a resident requesting additional parking restrictions on St Andrews Road, Burnham-on-Sea, TA8 2AU
- 504.0.P26 To consider the following Planning Applications, copies of which are available from: https://sdc.somerset.gov.uk/planning_online**
- 504.1.P26 Planning application number: 11/26/00063/LE**
- Proposal:** Installation of 1 internally illuminated high level fascia sign and 1 internally illuminated projecting sign to front elevation
- Location:** 47-51 High Street, Burnham-on-Sea
- sdc.somerset.gov.uk/planning_online/GetDetails?app=11/26/00063
- 504.2.P26 Planning application number: 11/26/00064/LE**
- Proposal:** Construction of new front wall above existing shopfront and installation of 6 new casement windows
- Location:** 47-51 High Street, Burnham-on-Sea
- sdc.somerset.gov.uk/planning_online/GetDetails?app=11/26/00064



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

505.0.P26 To consider an application for a music and alcohol licence at the Bristol Bridge Inn, 2 Bristol Road, Highbridge

506.0.P26 The following applications are to note only:

11/25/00119 - 45 Brightstowe Road, Burnham-on-Sea

Proposal: Raise roof of garage to create new room for home office use

11/26/00074/ROR – Burnham-on-Sea Memorial Hospital, 6 Love Lane, Burnham-on-Sea

Proposal: Reduce branches of 1 Monterey Cypress (T1) (TPO Ref T1) to achieve a clearance of approx. 2m from the adjacent Peter Holmes building

507.0.P26 Date of next meeting

The next meeting of the Planning Committee is scheduled for 7th September 2026 at 6.30 pm.



**Minutes of a meeting of the Planning Committee held on 10th
August 2026 in the Council Chamber, The Old Courthouse, Jaycroft
Road, Burnham-on-Sea at 6.15 pm**

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

In attendance: E. Dutton (Deputy Town Clerk) and 9 members of the public

Public Participation:

One member of the public spoke with objections to planning application 11/26/00069/STP, and a representative for the same application addressed the Committee to explain the plans in more detail.

491.0.P26 Apologies for absence

Apologies were received from Councillors Millard, Murphy and Gudka

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

There were no declarations of interest.

493.0.P26 To receive and approve the minutes of the Planning meeting held on 20th July 2026

The minutes of the previous meeting of the Planning Committee, held on 20th July 2026 were presented by the Chair.

Resolved that the minutes of the meeting held on 20th July 2026 were approved as an accurate record and signed by the Chair.

494.0.P26 Matters arising from previous minutes

There were no matters arising.

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

Resolved to support the application as the proposed extensions and roof reconfiguration represent a proportionate, well-integrated

improvement to an important local facility, with no identified adverse amenity, landscape, or design impacts.

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

Resolved to support the application as it accords with Local Plan policies D5, S2 and S4 and provides an appropriate employment-related use within an established commercial area.

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

Resolved to support the application as it represents a well-designed, proportionate extension with strong compliance with the NPPF, Sedgemoor Local Plan, and the Burnham & Highbridge Neighbourhood Plan.

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

Resolved to support the application as it demonstrates good design (Policy D2), complies with Neighbourhood Plan Policy H3, and aligns with the NPPF.

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

Resolved to object to the application, as the access arrangements are not clearly defined and the relationship of the proposed dwelling to the surrounding bungalow-scale development has not been adequately demonstrated.

495.6.26 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

Resolved to support this application as the proposed works enhance the building's appearance and are appropriate within the conservation area.

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

Members noted that Pier Street is already a highly constrained and congested area, with narrow pedestrian access and limited space for safe movement around existing street furniture.

The Committee also observed that there is no suitable location for the premises' bins should the pavement area be occupied, creating potential obstruction, visual clutter and operational difficulties for waste management.

Resolved to object to the application due to the congested nature of the area, the narrow pedestrian access, and the lack of an appropriate location for bin storage.

497.0.P26 The following applications were 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

The application was noted.

498.0.P26 Date of next meeting

The next meeting of the Planning Committee will be held on 25th August 2026

I live in Burnham close to town centre on St Andrews Road. I am very concerned about the parking here. There seems to be very little restrictions and we seem to get parked cars in spaces that create a hazard for other road users and pedestrians. I took a few pictures yesterday morning to highlight. There are cars on double yellow lines, across dropped kerbs and in a curve where the sign clearly reads 'no parking turning circle'. There are some quite elderly people in the area who I see cross the road between the cars and I fear someone will get hit through being unsighted.

I wonder if this could be looked at? Perhaps permit parking or limited time? I feel there are quite a number of car parks in Burnham where people could safely park.





Jacqueline Allen T/A Bristol Bridge Inn is applying for the grant of a Premises Licence for Bristol Bridge Inn, 2 Bristol Road, Highbridge, TA9 4EX.

The Licence if granted is to enable the following activities to take place:

- Recorded Music; Monday to Saturday 11:00-00:00 and Sunday 12:00-22:30
- Supply of alcohol; Monday to Saturday 11:00-00:00 and Sunday 12:00-22:30

Any person wishing to make a representation in relation to this application must do so in writing to by 8 September 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: 12 August 2026

Licensing Act 2003 - Premises licence application

The Licensing department has received a premises licence application for a premises in your parish/ward.

If you are inclined to make a representation, you must ensure it is relevant by describing the likely effect of the granting of a licence on one or more of the following licensing objectives:

- Prevention of crime and disorder.
- Prevention of public nuisance.
- Public safety.
- Protection of children from harm.

If there are one or more relevant representations, the Licensing Authority will hold a hearing and make a decision based on what is appropriate for the above objectives in this specific case. Other issues such as an impact on public health, commercial demand in the area and consistency with planning are not relevant. Similarly, the licensing hours of other premises are irrelevant unless there is a demonstrable likelihood of the premises contributing to a cumulative impact in the area.

Representations must be relevant and submitted by the end of the representation period to be taken into consideration.

If there are no relevant representations, the licence will be automatically granted after the end of the representation period.

In exercising its functions under the Licensing Act 2003, the Council will have due regard to the following:

Somerset Council [Statement of Licensing Policy \(www.somerset.gov.uk\)](http://www.somerset.gov.uk).

- [Revised guidance \(www.gov.uk\)](http://www.gov.uk) issued by the Home Office in accordance with section 182 of the Act.