

**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