Burnham-on-Sea & Highbridge TOWN COUNCIL

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

27th October 2026

To: All Members of the Planning Committee

YOU ARE HEREBY SUMMONED TO ATTEND a meeting of the **PLANNING COMMITTEE** to be held on **2nd November 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.

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All members of the public are welcome to attend.

Building doors will be open at 6:15pm



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

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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

2nd November 2026

540.0.P26 **To receive apologies for absence**

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

542.0.P26 **To receive and approve the minutes of the Planning meeting held on 19th October 2026**

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

544.0.P26 **To consider response to correspondence received**

544.1 To consider a request from a resident for additional parking restrictions at St Christophers Way, Burnham-on-Sea

544.2 To consider responding to The Planning Inspectorate on the Scoping Opinion for the Somerset Energy Park Project

545.0.P26 **To consider the following Planning Applications, copies of which are available from: https://sdc.somerset.gov.uk/planning_online**

545.1.P26 **Planning application number:** 11/26/00075

Proposal: Variation of Condition 2 (approved plans) of planning permission 11/23/00124 (Erection of 70 bed. care home on site of existing (to be demolished) including parking provision and associated works). Existing approved site plan, floor plans, and elevations to be substituted with updates which include increased floor to floor heights and adjusted fenestration

Location: 19 Oxford Street, Burnham-on-Sea

sdc.somerset.gov.uk/planning_online/GetDetails?app=11/26/00075

545.2.P26 **Planning application number:** 11/26/00082

Proposal: New dormer window to match existing on rear elevation

Location: 65A Conway Crescent, Burnham-on-Sea

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sdc.somerset.gov.uk/planning_online/GetDetails?app=11/26/00082

546.0.P26 Date of next meeting

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

Burnham-on-Sea & Highbridge TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on 19th October 2026 in the Council Chamber, The Old Courthouse, Jaycroft Road, Burnham-on-Sea at 6.30 pm

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

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

Public Participation: There were no representations made

532.0.P26 **Apologies for absence**

Apologies were received from Councillors Millard, Flurry and Perry.

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

There were no declarations of interest.

534.0.P26 **To receive and approve the minutes of the Planning meeting held on 6th October 2026**

The minutes of the previous meeting of the Planning Committee, held on 6th October 2026, were presented by the Chair.

Resolved that the minutes of the meeting held on 6th October 2026 were approved as an accurate record and signed by the Chair.

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

There were no matters arising.

536.0.P26 **To consider response to correspondence received**

536.1 To note correspondence from a resident regarding edge of town commercial development

The correspondence was noted.

537.1.P26 **Planning application number:** 11/26/00080/TTE

Proposal: Erection of single storey extension to the rear and dormer extension to first floor

Location: 4 Brunel's Way, Highbridge

Resolved to support this application due to the proposal is in accordance with the relevant provisions of the National Planning

Signed by Chair…….. Date……

Policy Framework (NPPF), specifically policies D2, D17 and D20, and is consistent with the objectives of the Neighbourhood Plan.

537.2.P26 Planning application number: 11/26/00081/TTE

Proposal: Proposed roof extension to provide habitable space

Location: 8 Adams Close, Highbridge

Resolved to support this application as there are no reasonable planning grounds on which to object. The proposal is in accordance with the relevant policies of the Sedgemoor Local Plan, in particular Policies D2 and D10, and has regard to biodiversity considerations.

538.0.P26 To consider a pavement license application at BOS Café, 54 High Street, Burnham-on-Sea

Resolved to support this application due to a licence had previously been in place at the premises and no issues had been raised.

539.0.P26 Date of next meeting

The next meeting of the Planning Committee will be held on 2nd November 2026.

DRAFT

Signed by Chair…….. Date……

Sent from Somerset Council- an anonymous request regarding the junction at St Christophers Way, Burnham-on-Sea, TA8 2PD:

Cars frequently park on St Christophers Way, within 10m of the junction with Edith Close, causing vehicles to have to pass them, potentially in the path of oncoming vehicles coming round the corner from the Golf Club. It is only a matter of time before there is a head on collision.



junction at Edith Close and St Christophers Way



Planning Inspectorate
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Environmental Services
Infrastructure Decisions and
Applications Service
Planning Inspectorate
c/o QUADIENT
69 Buckingham Avenue
Slough
SL1 4PN

Customer Services: 0303 444 5000
e-mail: SomersetEnergyPark@planninginspectorate.gov.uk

Your Ref:

Our Ref: EN0110039

Date: 26 October 2026

Dear Sir / Madam

Planning Act 2008 (as amended) and The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (The EIA Regulations) – Regulations 10 and 11

Proposed application by Somerset Energy Park Limited (the applicant) for an Order granting Development Consent for Somerset Energy Park (the proposed development)

Scoping consultation and notification of the applicant's contact details and duty to make available information to the applicant if requested

The proposed development is a Nationally Significant Infrastructure Project (NSIP), as defined in the Planning Act 2008 (as amended). A summary of the NSIP planning process can be found at the following link:

'Nationally Significant Infrastructure Projects: The stages of the NSIP process and how you can have your say'.

The proposed development is currently in the pre-application stage.

Environmental Statement (ES) and the scoping process

To meet the requirements of The EIA Regulations, applicants are required to submit an ES with an application for an order granting development consent for any NSIP likely to have a significant effect on the environment. An ES will set out the potential impacts and likely significant effects of the proposed development on the environment. Schedule 4 of The EIA Regulations sets out the general information for inclusion within an ES.

The applicant has asked the Planning Inspectorate on behalf of the Secretary of State for its written opinion (a Scoping Opinion) as to the scope, and level of detail, of the information to be provided in the ES relating to the proposed development. The applicant has set out its proposed

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scope of the ES in its Scoping Report which is published on the 'Find a National Infrastructure Project' website:

https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/EN0110039/documents

Before adopting a Scoping Opinion, the Planning Inspectorate must consult the relevant 'consultation bodies' defined in The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 (as amended).

The Planning Inspectorate has identified you as a consultation body which must be consulted before adopting its Scoping Opinion. The Planning Inspectorate would be grateful if you would:

- inform the Planning Inspectorate of the information you consider should be provided in the ES, or
- confirm that you do not have any comments

If you consider that you are not a consultation body as defined in The EIA Regulations please let us know.

The deadline for consultation responses is **23 November 2026**. The deadline is a statutory requirement and cannot be extended. Any consultation response received after this date will not be included within the Scoping Opinion but will be forwarded to the applicant for information and published on our website as a late response.

The Planning Inspectorate on behalf of the SoS is entitled to assume under regulation 10(11) of The EIA Regulations that you do not have any comments to make on the information to be provided in the ES, if you have not responded to this letter by the deadline above.

To support the smooth facilitation of our service, we strongly advise that any responses are issued via the email identified below rather than by post. Responses to the Planning Inspectorate should be sent by email to [redacted]

Please note that your response will be appended to the Scoping Opinion and published on our website consistent with our openness policy.

Please also note that this consultation relates solely to the ES scoping process.

The applicant is encouraged to undertake a wide consultation and/ or engagement during pre-application in line with published guidance on gov.uk:

https://www.gov.uk/guidance/planning-act-2008-introduction-to-national-infrastructure-planning-guidance-july-2026

Should you wish to make any comment, you can become involved in the Planning Act 2008 process in a number of ways as detailed in our Advice Pages, which are available on the Advice page collection on gov.uk:

https://www.gov.uk/government/collections/national-infrastructure-planning-advice-notes

Scoping Opinion

The Planning Inspectorate (on behalf of the Secretary of State) must adopt a Scoping Opinion within 42 days of receiving a scoping request. The Scoping Opinion will be published on the

relevant project page of the 'Find a National Infrastructure Project' website at the end of the statutory period, or before if applicable.

The applicant must have regard to comments made within the Scoping Opinion and the ES submitted with the future application must be based on the most recently adopted Scoping Opinion.

Applicant's name and address

As the Planning Inspectorate has been notified by the applicant that it intends to prepare an ES, we are also informing you of the applicant's name and address:

Somerset Energy Park Limited
Stirling Square,
5-7 Carlton Gardens,
London,
United Kingdom,
SW1Y 5AD

info@somersetenergypark.co.uk

Regulation 11(3) duty

You should also be aware of your duty under regulation 11(3) of The EIA Regulations, if so requested by the applicant, to make available information in your possession which is considered relevant to the preparation of the ES.

Spatial data

The applicant has provided the Planning Inspectorate with spatial data for the purpose of facilitating the identification of consultation bodies to inform a Scoping Opinion (as set out in our Advice Page 'Nationally Significant Infrastructure Projects: Pre-application for Environmental Impact Assessment', available on the gov.uk website). The geospatial map boundary file (JSON) for the proposed development is displayed and available for download on the 'Find a National Infrastructure Project' website under 'Project Location':

https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/EN0110039

Further requests by consultation bodies regarding the use of spatial data to inform its consultation response should be made directly to the applicant using the contact details above.

If you have any queries, please do not hesitate to contact us.

Yours faithfully,

Georgie Kleinschmidt

Georgie Kleinschmidt
Environmental Advisor
on behalf of the Secretary of State

This communication does not constitute legal advice.
Please view our Privacy Notice before sending information to the Planning Inspectorate.