



PLANNING & HIGHWAYS COMMITTEE MEETING

**Meeting to be held on Monday 17th March 2025 at 10am in the Council Chamber,
10 Melrose Road, West Mersea, Colchester CO5 8JD**

12th March 2025

Councillors are summoned to attend the above meeting to deal with the following business.

Kirsty Wadsworth
Town Clerk

Members of the public and press are warmly welcomed to attend.
Mobile phones to be switched to silent.

A G E N D A

- 25/12 Recording of meeting
Chairman to request anyone present to identify their intention to record the meeting
- 25/13 To receive apologies for absence and a vote of acceptance to be taken
- 25/14 To record declarations of interests
Members are invited to declare any relevant interests. Notwithstanding this item, Members may subsequently declare an interest at any point during the meeting
- 25/15 Public session (15 minutes, 3 minutes per speaker)
Priority will be given to those members of the public wishing to share information relating to items on the agenda. Once the public session is closed, members of the public are not permitted to speak.
- 25/16 To confirm minutes of the Planning & Highways Committee meeting of 17th February 2025
- 25/17 To discuss the email received, from a MOP, regarding road safety at the High Street and Church Road junction and decide further action
- 25/18 To consider Planning Applications received
- (a) 250336
First floor extension to replace the existing terrace, external staircase and alteration of the existing garage and fenestration.
Sampsons Creek, 27 The Lane, West Mersea – [Plan link 250336](#)

- (b) [250361](#)
Agricultural Determination – Application for prior notification of proposed agricultural or forestry building. The Town and Country Planning (General Permitted Development) Order 2015 (as amended) Schedule 2, Part 6.
Wellhouse Farm, 1 Colchester Road, West Mersea – [Plan link 250361](#)
- (c) [250427](#)
Erection of first floor extension.
Mersea Medical Centre, 32 Kingsland Road, West Mersea – [Plan link 250427](#)
- (d) [250477](#)
The proposed works are for an outbuilding to be developed with an adjoining shed, the outbuilding was originally designed in accordance with PD rights. However after reviewing the desired use, we require it to be 35mm higher than the maximum PD allowance at 2.5m. The design has been formed to minimize the visual impact by making the shed subservient to the main building and apply a modest aesthetic design. The outbuilding will serve as storage and a home fitness space.
Main building: 4.5m wide x 6m long. Shed: 3.5m x 1.85m long. Total height: 2.85m.
35 Firs Chase, West Mersea – [Plan link 250477](#)

25/19 To receive notification of Planning Decisions

Application passed

- (a) [242447](#)
Demolition of existing conservatory and garage with the construction of a two-storey rear/side extension and internal reconfiguration. Single storey garage and internal refurbishment of existing utility areas.
28 Rosebank Road, West Mersea – [Decision link 242447](#)

Application refused

- (a) [240566](#) & [240567](#) (Listed Building)
Two storey rear flat roof extension with perimeter parapet.
7 East Mersea Road, West Mersea - [Decision link 240566](#) & [Decision link 240567](#)

Appeal Dismissed

- (a) [241634](#)
Variation to previously approved scheme 230920. Reconfiguration and relocation of Velux and Cabrio windows to new first floor. Removal of existing French doors and replaced with new window. Retention of existing window at ground floor level. Relocation of entrance door to new porch to form covered entrance.
5 Fairhaven Avenue, West Mersea - [Plan/Appeal link 241634](#)