

WEST MERSEA TOWN COUNCIL

MINUTES OF THE COUNCIL MEETING HELD ON THURSDAY 12 SEPTEMBER 2024

In attendance:

Cllr Sophie Weaver, Mayor	Cllr David Baker	Cllr Dave Boylan
Cllr Malcolm Greenleaf	Cllr Nigel Hinderwell	Cllr Bob Jenkins
Cllr Carl Powling	Cllr Teresa Webster	Petra Palfreyman, Locum Clerk
Cllr Robert Davidson (CCC)	Cllr John Jowers (ECC)	Cllr Dr Martin Parsons (CCC)
11 members of the public		

24/190 RECORDING OF MEETING

Chairman requested anyone present to identify their intention to record the meeting.

Cllr Hinderwell, Cllr Webster and the Locum Town Clerk confirmed they would be recording the meeting.

24/191 APOLOGIES FOR ABSENCE

There were no apologies for absence.

24/192 DECLARATIONS OF INTEREST

Cllr Powling declared he is a Colchester City Councillor.

Cllr Webster declared she was a volunteer at the MICA Centre and a member of Neighbourhood Watch and Speedwatch.

Cllr Jenkins declared he was a Friend of the Church.

24/193 PUBLIC PARTICIPATION

A period of up to 15 minutes (maximum of 3 minutes per person) for members of the public to ask questions or submit comments about items on the agenda.

MOP 1 - requested the entire membership of the Personnel Committee is changed.

MOP 2 - agenda item 24/634 5 Fairhaven Ave Planning reference 241635 advised that the application has been called in and neighbours are objecting to the development of the property.

MOP 3 - re boundary issues regarding the hedge line at 19 Coast Rd concerning the development of the site previously known as Kings Hard.

MOP 4 - pleased that there will be work on the Firs Road Cemetery hedge. Stated that members of the public should be afforded respect at Council meetings. Thanks should be given to the member of public that pointed out the VAT liability and concerns regarding the cemetery reserves.

MOP 5 - residents of 7 Fairhaven Ave living next to planning application 241635 stated his objection to the development of the property as it affects privacy in their garden.

MOP 6 - concerns about the councils debate regarding adopting the land at Dawes Lane as public open space and suggested the Council should be brought in to special measures.

The Clerk confirmed that she had sought confirmation from the EALC about the vote on agenda items 186 - 188 at the EGM on 9 September, and confirmed the first proposal should have been carried. As the second proposal was very similar and the results were the same, the second proposal now stands. The Clerk apologised for the error.

24/194 To receive reports from County and City Councillors

Cllr John Jowers - judged the dredging match with Cllr Weaver last weekend.
Switch together is a grant scheme for heat pumps.
The City Council have given £65000 to Headway in Colchester.
Raid transport scheme on Clingoe Hill - £99M for new towns and new houses.
Free training for business that want to achieve net zero.
Covenants are unenforceable other than by the person who wrote it.
Tell Us Tool - system to report potholes. Fifty-two thousand have been reported.
Harlow are building 35 two-bedroom social housing homes.
There will not be any more landfill in Essex in 2025. The rubbish will be incinerated.
Colchester library has been closed for improvements £337,000 grant.
£25m for road improvements and white lining.
There is a survey on abuse and intimidation in public life for councillors.

Cllr Powling congratulated Cllr Jowers who was appointed an Alderman of Colchester at the weekend.

Cllr Martin Parsons - stated it should be recognised that the councillors volunteer their time for the community.

There is a consultation regarding the recycling which will move from black sacks to wheelie bins for general rubbish and from clear sacks to one combined wheelie bin for the paper, plastic and tins. Glass will still be collected in a green bin. The consultation closes in October. If some areas do not have adequate space for the wheelie bins, alternative solutions will be found.

There are directives from Central Government about reimposing the housing targets. Housing targets were voluntary and calculated at 920 for the Borough. More recently they were increased to 1043 but the compulsory targets have now been increased to 1290. There are also going to be some changes to planning laws. Mersea & Pyefleet Ward will be allocated housing. The City Council will be legally required to do this.

The MP has flagged up that Mersea Surgery are no longer taking new patients and the sewage cap will be looked at. Cllr Webster advised we do have protection under European Law called the Urban Waste Water Regulation.

Oyster Close anti-social behaviour - previously suggested that WMTC include adding a self-closing gate. Also requested Amphora check the ownership of the land.

Congratulations to John Jowers, former Mayor to West Mersea Town Council and many other roles, who was appointed as an Alderman of Colchester.

Cllr Robert Davidson - advised that utilities are not a planning consideration as the suppliers are duty bound to supply and developers cannot sign them out without adequate service.

Some councils have chosen CIL over S106 funds. S106 money provides smaller sums that must be used to mitigate the impact developments but CIL (Community Infrastructure Levy) allows for infrastructure, the downside being that it might not be in your area. This has not been adopted by CCC yet.

The Local Plan must be finished and adopted by Spring 2026.

Garden villages are still being looked at. £100M has already been spent but there is no link as yet and all traffic will still come via Clingoe Hill.

The new plan will go forward to 2041 but will be reviewed every 5 years to check there is a sufficient housing supply.

24/195 To consider Planning Applications received and to receive notifications of Planning Decisions

Planning applications

(a) 241624

Retrospective application for a drop kerb and driveway. 86 Coast Road, West Mersea.

This Council objects to the proposal, and advises Colchester City Council to follow Essex Highways recommendation.

(b) 241675

Application for variation of condition 2 (drawings) following grant of planning permission 240513. 15 Firs Chase, West Mersea.

This Council has no comment to make.

(c) 241658

Demolition of existing garage and construction of two storey side extension. 6 New Captains Road, West Mersea.

It was resolved that consent be granted in respect of this application. Please refer to West Mersea Town Council's Neighbourhood Plan.

(d) 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.

This Council has no comment to make. The plan has been called-in so will be considered by Colchester City Council planners.

(e) 241705

Application for variation of condition 4 (hours of opening/operation) and 5 (amplified music) following grant of planning permission 240596. West Mersea Yacht Club, 116 Coast Road, West Mersea.

This Council has no comment to make.

(f) 241739

Essex County Council consultation (CC/COL/37/24) for the demolition of 7no. existing buildings including staff amenity building (D1), storage building for wet activity equipment (D2), open fronted timber shelter (D3), single storey storage shed (D4), timber shed (D5), existing go-kart store (D6) and storage building (D7). The erection of 3no. new buildings comprising a staff amenity building (N1), general storage building (N2) and go-kart store (N3). East Mersea Youth Camp (Mersea Outdoors), Rewalls Lane, East Mersea.

It was resolved that consent be granted in respect of this application.

(g) 241794

2no. shipping containers for storage of sports equipment for Mersea Island Rugby Football Club. Temporary approved under application 230977. Glebe Recreation Ground, Colchester Road, West Mersea.

This Council has no comment to make.

Planning decisions

Applications passed

(a) 241415

New boat store to replace existing garage. 10 Kingsland Close, West Mersea

(b) 241365

Detached shed/summerhouse. 52 Sanderling Approach, West Mersea

(c) 241521

Proposed extensions and alterations. 6 Victory Road, West Mersea

WMTC recommendation: This Council objects to the proposal. Please refer to West Mersea Town Council's Neighbourhood Plan, WM7.

Applications refused

(a) 240713

Replace 4 softwood box sash windows, 10 softwood casement windows and a softwood side door with the highest efficiency products currently available to match the existing and retain the heritage features of the building. The proposal will benefit the listed property by maximising energy efficiency and security and future proof the ongoing maintenance required by a heritage building. 102 Coast Road, West Mersea

(b) 241517

Loft conversion including from hip to gable end, 2no. dormers to front and 1no. dormer to rear, single storey side/rear extension and porch to new entrance. 25 High Street North, West Mersea

Application withdrawn

(a) 232781

Conversion, extension and remodel of a commercial teaching pool, ancillary to the main dwelling at 17 East Mersea Rd, to provide one holiday let. 17 East Mersea Road, West Mersea

(b) 240156

Demolition of the existing garage. Proposed ground floor infiltrated and side extensions, with new first-floor extension. External fenestration alterations. 7 Blackwater Drive, West Mersea

Appeal lodged

(a) 240713

Replace 4 softwood box sash windows, 10 softwood casement windows and a softwood side door with the highest efficiency products currently available to match the existing and retain the heritage features of the building. The proposal will benefit the listed property by maximising energy efficiency and security and future proof the ongoing maintenance required by a heritage building. 102 Coast Road, West Mersea

24/196 To discuss adding recordings of the Council meetings to the website

Following discussion **it was resolved** unanimously to review the costs of adding recordings to the website. Proposed: Cllr Webster. Seconded: Cllr Jenkins All in favour

24/197 To confirm the committees, chairs and their membership

The committee's, chairmen and their membership **was unanimously agreed** and can be viewed on the website.

24/198 To confirm the working groups, chairs and their membership

The working groups, chairman and their membership **was unanimously agreed** and can be viewed on the website.

24/199 To receive an update about the antisocial behaviour in Oyster Close

Cllr Baker advised the continuing issues are motorbikes driving through the road at speed at all times and drug dealing. Cllr Parsons is looking into the gate and Cllr Powling has arranged for CCC officers to discuss further actions. So far no one will take responsibility for ownership of the footpath from Oyster Close and West Mersea Park.

22/200 To agree the quote for cutting back footpaths at a cost of £495

- Footpath, Mill Road to Windsor Road – ground level and overhanging
- Footpath 12, Colchester Road adjacent to bungalow – ground level
- Footpath, Upland Road to Chatsworth Road – ground level and overhanging

Following discussion **it was resolved** by a majority vote to cut back the footpaths as stated. Cllr Jenkins confirmed these are an ECC responsibility, but they may not be done for a long time and need to be done now. Proposed: Cllr Jenkins, Seconded: Cllr Greenleaf. Abstained: Cllr Webster.

22/201 To consider and agree the quote to install a compliant path in the Churchyard

The responsibility for the churchyard path was discussed and **it was resolved** by a majority vote to pay for half of the cost, as proposed by the church, to install a compliant path from the quote for £3,060. Proposed: Without prejudice, Cllr Hinderwell, Seconded: Cllr Powling. Abstained: Cllr Jenkins, Cllr Webster.

24/202-24/210 The quotes for these items were discussed altogether, with the exception of 205 and 210 which were deferred, and **it was resolved** by a majority vote to go ahead with the quotes.

Proposed: Cllr Powling, Seconded: Cllr Greenleaf. Abstained: Cllr Hinderwell, Cllr Webster.

24/202 To agree the quote for Churchyard Chestnut tree works at a cost of £420

24/203 To agree the quote for flailing the scrub at Broomhills at a cost of £630

24/204 To agree the quote for School Gardens Oak tree works at a cost of £380

24/205 To agree the quote for Firs Road Cemetery hedge replacement at a cost of £4,475

Item deferred.

24/206 To agree the quote for disposal of green waste piles on Glebe 1 at a cost of £550

24/207 To retrospectively agree the purchase of a spring and ancillary items for the Springie Seesaw in School Gardens at a cost of £189.29

24/208 To agree the quote for printing of Civic Service Order of Service at a cost of £245

24/209 To agree the quote for printing of Civic Service Invitations at a cost of £89

24/210 To discuss and agree the revised quote for replacement Boardwalk works at a cost of £67,115.62

Item deferred.

24/211 Mayor's Report

Cllr Weaver thanked everyone for their hard work in helping the Council get up to date. A fuller update will be provided at the next meeting.

Meeting closed at 9.37pm.