

**WEST MERSEA TOWN COUNCIL**

**MINUTES OF THE PLANNING & HIGHWAYS COMMITTEE MEETING**  
**HELD ON MONDAY 17TH FEBRUARY 2025 AT 11AM**

In attendance:

Cllr Nigel Hinderwell (Chairman)	Cllr David Baker	Cllr Sophie Weaver
Cllr Teresa Webster	Kirsty Wadsworth (Town Clerk)	No members of the public

25/01 RECORDING OF MEETING

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

The Town Clerk confirmed the meeting was being recorded.

25/02 APOLOGIES FOR ABSENCE

No apologies were given.

25/03 DECLARATIONS OF INTEREST

No declarations of interest received.

25/04 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.

No members of the public in attendance.

25/05 To confirm minutes of the Planning & Highways Committee meeting of 26th April 2023

***It was resolved*** unanimously to accept the minutes of 26th April 2023.

Proposed: Cllr Teresa Webster, Seconded: Cllr Nigel Hinderwell. All in favour.

25/06 To confirm minutes of the Planning & Highways Committee meeting of 7th March 2024

Three minor amendments were approved by all councillors.

***It was resolved*** unanimously to accept the minutes of 7th March 2024.

Proposed: Cllr Weaver, Seconded: Cllr Webster. All in favour.

25/07 To confirm minutes of the Planning & Highways Committee meeting of 11th April 2024

***It was resolved*** unanimously to accept the minutes of 11th April 2024.

Cllr Webster noted that a copy of the recording was requested from the Town Clerk but never received.

Proposed: Cllr Hinderwell, Seconded: Cllr Weaver. All in favour.

25/08 To confirm minutes of the Planning & Highways Committee meeting of 16th May 2024

***It was resolved*** unanimously to accept the minutes of 16th May 2024.

Proposed: Cllr Webster, Seconded: Cllr Hinderwell. All in favour.

25/09 To discuss the email received, from a MOP, regarding road safety at the High Street and Church Road junction and decide further action.

It was agreed unanimously to defer this item to the next Planning and Highways Committee Meeting.  
Proposed: Cllr Hinderwell, Seconded Cllr Webster. All in favour.

25/10 To consider Planning Applications received

#### PLANNING APPLICATIONS

(a) 250154

Class J installation or alteration of solar equip on non-domestic prem.

Application to determine if prior approval is required for a proposed installation, alteration or replacement of other solar (PV) equipment on the roofs of non-domestic buildings. Town and Country Planning (General Permitted Development) (England) Order 20.

Unit 36, Waldegraves Business Park, Waldegraves Lane, West Mersea.

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

(b) 250173

The proposal is to replace existing gates with new black painted metal gates of the same height for vehicular access and replace original pedestrian access gate with new, taller, black painted metal gate. Vehicular access gate posts to be lowered from the original height and encased with new brickwork. 79 Seaview Avenue, West Mersea.

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

#### PLANNING DECISIONS

##### Applications passed

(a) 242479

Single storey detached hobby/garden room. 69 Colchester Road, West Mersea.

(b) 242478

Application for removal or variation of a condition 2 following grant of planning permission 232405. 124 Coast Road, West Mersea.

(c) 242455

Replacement one and half storey 2-bedroom dwelling (self-build).

9 Kingsland Beach, West Mersea.

(d) 242535

Construction of 1½ storey extension to provide living room for clients own use. Construction of new dormer to provide additional headroom in bedroom 1 of this chalet type dwelling (revised drawing). 8 Beach Road, West Mersea.

##### Application refused

(a) 242510

Proposed boat shed and storage to rear of garden. 34 Coast Road, West Mersea.

WMTC comments: Application refused on the grounds of size. to size.

Meeting closed at 11.25am