



PLANNING & HIGHWAYS COMMITTEE MEETING

**Minutes of the meeting held on Thursday 7th March 2024 at 6pm in the Council Chambers,
10 Melrose Road, West Mersea, Colchester CO5 8JD**

£ = Expenditure decision 🖱️ Resolution required

In attendance:

Cllr. S. Weaver (acting Chair)	Cllr. B. Holmes (joined late)
Cllr. T. Gibbons	Cllr. M. Parsons
Karen Kuderovitch, Town Clerk & RFO	Cllr. T. Webster
	9 members of the public

Cllr Weaver took the Chair in the absence of Cllr. Holmes

24/1.	RECORDING OF MEETING Chairman to request anyone present to identify their intention to record the meeting.
24/2.	DECLARATIONS OF INTEREST All Members were to be reminded that they must disclose any interests (pecuniary/nonpecuniary) they have in items of business on the meeting's agenda either at this point or during the agenda item. They are reminded that they will need to repeat their declaration at the appropriate point in the meeting and leave the room if the interest is a prejudicial one. Unforeseen interests must be declared similarly at the appropriate time. If not already done so, they are also obliged to notify the Monitoring Officer of the interest within 28 days of the meeting
24/3.	APOLOGIES FOR ABSENCE 🖱️ Cllr. Boylan, Cllr. Hart, Cllr. Jenkins, Cllr. Powling – personal commitments. It was resolved to accept the apologies and the reasons given. All in favour.
24/4.	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. 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. MOP1 – raised objections to 18 dwelling on Briery Paddocks, due to original 101 dwellings not 119. Concerns over parking for the 18 houses, private road renamed Sandling approach without consultation. Flood risk issues, area experiencing higher levels of water. Residents are experiencing noise and disruption. MOP 2 – raised strong objections, shared by residents. Resident shared a view that the proposal was ridiculous with a Council with no business acumen, no consultation with residents and no research on demand for such units. Cynical and greedy move from a cynical and greedy developer who has bought off support from WMTC with Alms houses, which WMTC has bought into without proper consultation with its precept payers. Can WMTC actually take a position on this application given there is a conflict of interest. More support from the community for planning restriction than Alms houses. Would like to see from WMTC what occupancy is planned. Application if allowed would compromise the Neighbourhood Plan. Current occupy and marketing.

	<p>MOP 3 – Brierley Paddocks, the Neighbourhood Plan states there will be no development outside village envelope, this site falls within. Neighbourhood Plan also went to consultation about starter homes. Alms houses are brilliant, but nervous about a C&C/WMTC signing up to 106 agreement and suggested should be signed with the main holding company. Suggested building should start only when access is open onto East Road. Application to extend opening on Sea View avenue is due to expire on end April 24 and not yet decided upon.</p> <p>Neighbourhood Plan talks about Alms houses – exceptional site criteria.</p>
24/5.	<p>TERMS OF REFERENCE 🖱️</p> <p>Members reviewed and agreed. All in favour.</p>
24/6.	<p>PLANNING APPLICATIONS 🖱️</p> <p>Members to review and agree comments for submission to Colchester City Council.</p> <p>(a) 240053</p> <p>The addition of a small first floor balcony to the North elevation overlooking farmland and the Strood and looking towards Peldon. This will be accessed from the first floor bedroom via the French doors. FYI our drawing also indicates the location of our proposed ground floor kitchen/diner extension which does not require planning approval as it is within permitted size for a house nature.</p> <p>6 Gunfleet Close, West Mersea – Plan link 240053</p> <p>WMTC Comment: No objections. Proposed: Cllr. Parsons Seconded: Cllr. Gibbons. All in favour.</p> <p>(b) 240264 - Withdrawn</p> <p>Temporary use of the boatyard over a 3-day period for food, drink and music festival to take place annually in August (specific dates, times to be conditioned by agreement).</p> <p>Victory Moorings, Victory Dock, Coast Road, West Mersea – Plan link 240264</p> <p>(c) 240366</p> <p>Temporary change of use for occasional events.</p> <p>Victory Moorings, Victory Dock, Coast Road, West Mersea – Plan link 240366</p> <p>WMTC Comment: Objection. Council had listened to local advice and Mersea Week and Town Regatta in August (significant events), if approved event should not take place within 4 weeks of those events due to the potential disturbance to local residents. Proposed: Cllr. Parsons Seconded: Cllr. Gibbons. All in favour</p> <p>(d) 240249</p> <p>Proposed two storey side extension and porch.</p> <p>9 Brambledown, West Mersea – Plan link 240249</p> <p>WMTC Comment: No objections, Proposed: Cllr. Weaver Seconded: Cllr. Webster. All in favour</p> <p>(e) 240256</p> <p>Single storey rear extension with external cladding.</p> <p>28 Mersea Avenue, West Mersea – Plan link 240256</p> <p>WMTC Comment: WMTC Comment: No objections, Proposed: Cllr. Webster Seconded: Cllr. Parsons. All in favour</p> <p>(f) 240285</p> <p>Proposed two storey side extension and single storey side porch extension.</p> <p>24 Fairhaven Avenue, West Mersea – Plan 240285</p> <p>WMTC Comment: No objections, Proposed: Cllr. Webster Seconded: Cllr. Gibbons. All in favour</p> <p>(g) 240241</p> <p>Installation of replacement boundary wall.</p> <p>Old City Hall, 13 The Lane, West Mersea – Plan link 240241</p>



WMTC Comment: No objections, refer to Neighbourhood Plan. Proposed: Cllr. Webster Seconded: Cllr. Weaver. Majority vote Cllr. Parsons abstained.

(h) 240313

Full planning application for the erection of 18 dwellings with associated parking, detailed landscaping, sustainable urban drainage system (SUDs) and use of existing vehicular access from East Road via Brierley Paddocks.

Land at, Brierley Paddocks, West Mersea – [Plan link 240313](#)

WMTC Comment: Application deferred for consideration at full council on 7th March 2024, for info:.

No objections

Please add comments:

- 1. CCC need to talk to Anglian Water about the sewerage treatment capacity on Mersea**
- 2. Section 106 needs to be signed with the main holding company not the local company**
- 3. A restriction needs to added to open the access road onto East Road before the building commences**

(i) 240380

Detached garage with first floor hobbies room. New wider crossover.

10 Queen Anne Road, West Mersea – [Plan link 240380](#)

WMTC Comment: No objections, concerns over fitting into street scene and Highways comments. Proposed: Cllr. Parsons Seconded: Cllr. Gibbons. All in favour

(j) 240395

Hardie plank/cladding to front wall for urgent repairs (retrospective).

11 Rainbow Road, West Mersea – [Plan link 240395](#)

WMTC Comment: No objections, refer to Neighbourhood Plan, Proposed: Cllr. Parsons Seconded: Cllr. Weaver. All in favour

Cllr. Holmes joined the meeting.

(k) 240229

Demolition of former bank and construction of 9 apartments with associated works.

10 Yorick Road, West Mersea – [Plan link 240229](#)

WMTC Comment: -No objections but concerns over size of development, concerns about street scene, aware of need for starter homes, Proposed: Cllr. Parsons, Seconded: Cllr. Holmes. All in favour.

No o

(l) 240386

Proposed outbuilding.

Rose Cottage, 126 Coast Road, West Mersea – [Plan link 240386](#)

WMTC Comment: No objections, refer to Neighbourhood Plan, Proposed: Cllr. Parsons, Seconded: Cllr. Holmes. All in favour.

(m) 240392

Replacement of existing timber veranda and balcony with one and two storey extension, with some internal remodelling.

81 Empress Avenue, West Mersea – [Plan link 240392](#)

WMTC Comment: No objections, Proposed: Cllr. Webster Seconded: Cllr. Weaver. All in favour

	<p>(n) 240389 Application for prior approval of a proposed additional storey to existing bungalow. 10 Victory Road, West Mersea – Plan link 240389 WMTC Comment: Objections - contrary to Neighbourhood Plan Policy WM7 loss of bungalows, Proposed: Cllr. Parsons, Secoded: Cllr. Holmes. All in favour</p> <p>(o) 240431 Single storey rear extension, loft conversion and front extension with new gable end to front façade. 6 Victory Road, West Mersea – Plan link 240431 WMTC Comment: No objections, Proposed: Cllr. Webster Secoded: Cllr.Gibbons . All in favour</p> <p>PLANNING DECISIONS Applications passed</p> <p>(a) 232860 Proposed rear utility extension and link into existing garage. 15 East Mersea Road, West Mersea - Decision link 232860</p> <p>(b) 232405 New build dwelling occupying the same footprint as existing property. 124 Coast Road, West Mersea – Decision link 232405</p> <p>(c) 240004 Application for prior approval for a change of use from agricultural building to residential accommodation. Ashlyn, 11 East Mersea Road, West Mersea - Decision link 240004 WMTC Recommendation: It was resolved that refusal be granted in respect of this application. Please refer to West Mersea Town Council’s Neighbourhood Plan Policy WM1, outside settlement boundary – possible to put an agricultural occupancy clause to stop further development?</p> <p>(d) 240024 Resubmission of previously approved application 230960 to change the extension roof from a flat roof to a small pitched roof. No other alterations from the previously approved plans are proposed. 35 Whittaker Way, West Mersea - Decision link 240024</p> <p>(e) 232849 Conversion of existing attached garage to form treatment room and cloakroom, associated alterations to front and rear elevations of existing garage and formation of disabled ramped access to front. Installation of solar PV panels to front and rear roof. 62 Kingsland Road, West Mersea - Decision link 232849</p>
24/7.	<p>COUNCILLORS REPORTS Councillors were offered the opportunity to share any further planning related information. Cllr. Parsons raised the Local Plan Call for Sites – City Council is legally required to review and consult. A suggestion has been made for a 5 hectare site which conflicts with the Neighbourhood plan when consultation is required and suggested objections be lodged. Cllr. Webster suggested in reference for call for sites and land identified, suggested address all at the same time.</p>
24/8.	<p>PLANNING SUMMARY REPORT Town Clerk reported a summary would be sent.</p>