



**TOWN COUNCIL MEETING 16<sup>TH</sup> MAY 2024**

**EXAMPLES OF NEIGHBOURHOOD PLAN CONSIDERATION IN RELATION TO PLANNING APPLICATIONS**

<p><b>APPLICATION NO:</b> 220295  <b>APPLICATION DATE:</b> 3 February 2022  <b>PROPOSAL:</b> Two storey front and single storey side extensions together with new car lodge  <b>LOCATION:</b> 28 Melrose Road, West Mersea, Colchester, CO5 8JB</p>	<p>The proposal is also contrary to <b>Policy WM27</b> Design Considerations of the West Mersea Neighbourhood Plan which states that developments will recognise and address key features, characteristics, building character and local distinctiveness and maintain or create a sense of place and/or local character.</p>
<p><b>APPLICATION NO:</b> 230495  <b>APPLICATION DATE:</b> 28 February 2023  <b>PROPOSAL:</b> Demolish Existing 2-Bed Bungalow and Construct 5-Bed Chalet Bungalow with associated facilities  <b>LOCATION:</b> 46 Victory Road, West Mersea, Essex, CO5 8LX</p>	<p>The proposal is also contrary to <b>policy WM7</b> of the West Mersea Neighbourhood Plan which states that planning applications that would result in the conversion of single storey or 1 storey dwellings to two or more storey dwellings will not be supported unless it can be demonstrated that the proposal would not have a detrimental impact on the character of the vicinity.</p>
<p><b>APPLICATION NO:</b> 222503  <b>APPLICATION DATE:</b> 3 October 2022  <b>PROPOSAL:</b> Erection of a two-storey detached house with parking  <b>LOCATION:</b> Land Adjoining, Whitings, 2 Haycocks Lane, West Mersea, Colchester, CO5 8SS  Refusal Date: 14 December 2022</p>	<p>Reasons for refusal:  In addition, the proposal conflicts with <b>policy WM1</b> of the West Mersea Neighbourhood Plan which states that the focus for any new development will be within the settlement boundary, as defined on the policies map. 2.  In addition to the above, the proposal is also contrary to <b>policy WM29</b> Design Considerations of the West Mersea Neighbourhood Plan which states that proposals will be supported where they produce designs that respect the character, scale and density of the locality.</p>

<p><b>APPLICATION NO: 222465</b>  <b>APPLICATION DATE:</b> 27 September 2022  <b>PROPOSAL:</b> New first floor side extension to existing detached house.  <b>LOCATION:</b> 6 Kingsland Beach, West Mersea, Colchester, CO5 8DD</p>	<p>The proposal is also in conflict with the following policy of the West Mersea Neighbourhood Plan:  <b>WM27</b> which states that applications will be supported where they produce designs that respect the character, scale and density of the locality.  The proposal is also in conflict with policy <b>WM27</b> of the West Mersea Neighbourhood Plan which states planning applications will be supported where they take mitigation measures into account, do not affect adversely the amenities of adjacent areas by reason of overlooking, overshadowing, loss of light, other pollution (including light pollution).</p>
<p><b>Application No: 240389</b>  <b>Registered Date:</b> 26 February 2024  Proposal: Application for prior approval of a proposed additional storey to existing bungalow.  Location: 10 Victory Road, West Mersea, Colchester, CO5 8LY</p>	<p>The proposal fails to meet the West Mersea Neighbourhood Plan <b>Policy WM7</b> 'Loss of bungalows and chalet dwellings' which states that conversions of bungalows into two-storey dwellings must not have a detrimental impact on the character of the vicinity.</p>
<p><b>APPLICATION NO: 231103</b>  APPLICATION DATE: 5 May 2023 DECISION Dec 2023  PROPOSAL: Full planning application for the retention of an existing building for use as a residential annex and adjustment to residential curtilage.  LOCATION: 43 Seaview Avenue, West Mersea, Colchester, CO5 8HE  Refusal date: 7 December 2023</p>	<p>Reason(s) for refusal</p> <ol style="list-style-type: none"> <li>1. West Mersea Neighbourhood Plan <b>Policy WM 10</b> states development which will result in the loss of existing open space, sport or recreation sites or facilities, including allotments will not be allowed unless it can be demonstrated that the space or facility is surplus to requirements or replacement for the space or facilities lost is made available, of at least equivalent quantity and quality, and in an equally accessible location to meet the needs of users of the existing space or facility.</li> </ol>
<p><b>APPLICATION NO: 240229</b>  APPLICATION DATE: 21 February 2024  PROPOSAL: Demolition of former bank and construction of 9 apartments with associated external works.  LOCATION: 10 Yorick Road, West Mersea, Colchester, CO5 8HX</p>	<p>Reason(s) for refusal</p> <ol style="list-style-type: none"> <li>1. The proposal would result in a poorly designed, overly dominant and visually harsh introduction to the street scene that is out of context and character with the locality and thereby creates a negative impact to the quality of the wider street scene. The proposal fails to respect and enhance the character of the site. The proposed dwelling would result in a design that would be discordant within the local context and fails to enhance the character quality and function of the area as a result of poor design, size scale and form. The proposal would be incongruous within the street scene and negatively impact the visual amenity of the surrounding area. As such, the proposal will conflict with the adopted Local Plan</li> </ol>

(2017- 2033) policies: (i) SP7 which states that all development will respond positively to the local character and context to preserve and enhance the quality of existing places The proposal is also contrary to **policy WM27** of the West Mersea Neighbourhood Plan which states that proposals will recognise and address the key features, characteristics, landscape/building character, local distinctiveness and special qualities of the area. It goes on to state that proposals will produce designs that respect the character, scale and density of the locality. The proposal also fails to meet objectives of Government policy in paragraph 135 of the National Planning Policy Framework (2023) which states that all developments should be visually attractive as a result of good architecture and layout as well as being sympathetic to the local character and history including the surrounding built environment.

**POLICIES USED:**

**WM1** – PLANNING STRATEGY

**WM7** – LOSS OF BUNGALOWS

**WM10** – OPEN SPACE, SPORT AND RECREATION

**WM27** – DESIGN CONSIDERATIONS