

WEST MERSEA TOWN COUNCIL

MINUTES OF THE PLANNING & HIGHWAYS COMMITTEE MEETING

HELD ON MONDAY 28 JULY 2025 AT 10AM

In attendance:

Cllr Nigel Hinderwell (Chairman)	Cllr David Baker	Cllr Sophie Weaver
Kirsty Wadsworth (Town Clerk)		

25/48 Apologies for absence

Apologies received and accepted from Cllr Akker and Cllr Webster.

25/49 DECLARATIONS OF INTEREST

No declarations of interest received.

25/50 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 public present.

25/51 To confirm minutes of the Planning & Highways Committee meeting of 8th July 2025

It was resolved unanimously to accept the minutes of 8th July 2025.

Proposed: Cllr Baker, Seconded: Cllr Hinderwell. All in Favour.

25/52 To consider Planning Applications received

(a) 251358

Proposed ground and first floor extension and internal alteration.
9 Victoria Esplanade, West Mersea.

WMTC comments: No objection.

Proposed: Cllr Hinderwell, Seconded: Cllr Baker. All in Favour.

(b) 251383

Change of window sizes and materials including roof tiles, solar PV, replacement windows, soffits and cladding. Telpyns, 5 Meadow Lane, West Mersea.

WMTC comments: No objection.

Proposed: Cllr Baker, Seconded: Cllr Weaver. All in Favour.

(c) 251402

Demolition on extension to replace with new and a flat roof to pitched on the front of the property.
69 East Road, West Mersea.

WMTC comments: No objection.

Proposed: Cllr Hinderwell, Seconded: Cllr Baker. All in Favour.

(d) 251439

Conversion of existing two-storey boat shed into annex.
Unit 1, Kona, 9 Kingsland Close, West Mersea.

WMTC comments: No objection provided a condition is attached to limit use to purposes ancillary and incidental to the existing property and a dwelling house and not as an independent unit or for any business use.

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

(e) 251460

Extension and alterations to the existing dwelling. 13 Firs Chase, West Mersea.

WMTC comments: No objection.

Proposed: Cllr Weaver, Seconded: Cllr Baker. All in Favour.

(f) 241367

Proposed construction of 2no. detached bungalows. 10 Yorick Road, West Mersea.

WMTC comments: Object for the following reasons:

This proposal was originally for two bungalows as detailed in the application form. Supporting documentation was provided, including a Design and Access Statement, that stated "The site has been heavily marketed online and locally as a commercial unit with no proposed interest from local market.

Also "In terms of scale the proposed building will be situated centrally to the street scene with space maintained either side to ensure the site does not appear crammed and improves the street scene appearance.

Revised drawings have now been submitted that detail a proposal for four apartments and two commercial units. No supporting documentation has been provided for this revised proposal.

WMTC consider the building now proposed conflicts with policy DM13 as it would result in the over development of the site compared with the existing building and the bungalows originally proposed.

The proposal also conflicts with policies DM12 and DM15 as it fails to protect and promote public and residential amenity, particularly with regard to privacy, overlooking, security, noise and disturbance, pollution including light and odour pollution), daylight and sunlight.

Proposed: Cllr Hinderwell, Seconded: Cllr Baker. All in Favour.

25/53 To receive notification of Planning Decisions

Applications passed

(a) 250868

Proposed hip to gable extension and alteration to the two-storey element on the front extension (revised description). 24 Yorick Road, West Mersea.

(b) 251035

Demolition of detached single garage with the construction of a new detached double garage to the side. Jasmine, 23 Victory Road, West Mersea.

(c) 250753

Demolition of existing single storey rear extension, proposed new single storey rear extension, two storey side extension and front extension. 60 Fairhaven Avenue, West Mersea.

(d) 250704

Conversion of a double garage/workshop into an Air BnB for 1-2 guests to hire for between 2 and 7 nights.

The property will be self-contained lodge with a shower room and kitchenette. Electricity and water supply already in existence and no structural change is necessary to convert the building. A complete re-wire has been carried out by a qualified electrician. There is no gas supply to the building and none will be added.

There will be no cooking facilities other than a kettle as it's a close proximity to the village and waterfront in Mersea that has many cafes, restaurants and pubs. Parking will be via the double drive at the front of the property and access via a small gate and footpath in the rear garden which is accessed via a side gate.

Barbecues will not be permitted and, as the property only sleeps two in a double bed, parties/loud music should not be a cause for concern and will also not be permitted. Existing single glazed door and window have been changed to UPVC double glazing, and the garage door has been removed. The loft space has been insulated, and all walls have been plaster boarded.

43 St Peters Road, West Mersea.

(e) 250890

Demolition of existing chalet bungalow and construction of new replacement bungalow dwelling.

9 Firs Chase, West Mersea.

Meeting ended at 10.30 am.