

**WEST MERSEA TOWN COUNCIL**

**MINUTES OF THE PLANNING & HIGHWAYS COMMITTEE MEETING**

**HELD ON MONDAY 17TH MARCH 2025 AT 10AM**

In attendance:

Cllr Nigel Hinderwell (Chairman)	Cllr Sophie Weaver	Cllr Teresa Webster
Cllr Maxine Williams	Kirsty Wadsworth (Town Clerk)	1 member of public

25/20 RECORDING OF MEETING

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

The Town Clerk confirmed that she would be recording the meeting.

25/21 APOLOGIES FOR ABSENCE

Cllr Baker. No apologies were given.

25/22 DECLARATIONS OF INTEREST

No declarations of interest received.

25/23 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.

MOP1-Planning issues discussed were the infilling of foreshore by Hawards Oysters and the abandonment of derelict boats. Requested that West Mersea Town Council should proactively monitor and report issues of planning control including Conservation Area and SSSI. Asked for WMTC to review the procedures of Colchester City Council to ensure their effectiveness of monitoring holiday parks. Noted outstanding issues with the completion of work on Victoria Esplanade and the issue of safety where a junction is not marked on the road or by signage at the junction of Firs Chase and Coast Road.

25/24 To confirm minutes of the Planning & Highways Committee meeting of 17th February 2025

It was resolved unanimously to accept the minutes of 17th February 2025.

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

25/25 To confirm minutes of the Planning & Highways Committee meeting of 17th March 2025

It was resolved unanimously to accept the minutes of 17th March 2025.

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

25/26 To consider Planning Applications received

**PLANNING APPLICATIONS**

(a) 250489

Erection of side extension to existing first floor flat and creating roof level terrace area.  
122 Coast Road, West Mersea.

WMTC comments: No objections in principle subject to the following

- The proposed development is within the Coast Road Conservation Area
- The requirements of West Mersea Neighbourhood Plan Policy WM 26 – Heritage Assets should be taken into account with regard to enhancing and preserving the character and appearance of the Coast Road Conservation Area
- It is noted that no Heritage statement has been provided which is a requirement of WM26

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

(b) 250484

Application to determine if prior approval is required for a proposed excavations or deposits of waste material reasonably necessary for the purpose of agriculture.  
Field north of, Wellhouse Farm, 1 Colchester Road, West Mersea.

WMTC comments: No comment

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

25/27 To receive notification of Planning Decisions

PLANNING DECISIONS

Application passed

(a) 250154

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.  
Waldegraves Business Park, Waldegraves Lane, West Mersea.

Application refused

(a) 250361

Application for prior notification of proposed agricultural or forestry building. The Town and Country Planning (General Permitted Development) Order 2015 (as amended) Schedule 2, Part 6. Wellhouse Farm, 1 Colchester Road, West Mersea.

Meeting closed at 10.20am.