



PLANNING & HIGHWAYS COMMITTEE MEETING

**Meeting to be held on Thursday 13th June 2024 at 6pm in the Council Chambers,
10 Melrose Road, West Mersea, Colchester CO5 8JD**

£ = Expenditure decision 🖱️ Resolution required

7th June 2024

Councillors: You are hereby summoned to attend the meeting of the Town Council for the purpose of transacting the business itemised below.

Members of the Public: In accordance with The Public Bodies (Admissions to Meetings) Act 1960, members of the public wishing to address the Council have the opportunity to do so during the Public Forum. However, also in accordance with The Public Bodies (Admissions to Meetings) Act 1960, the public may be excluded whenever publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted. Members of the public and press are warmly welcomed to attend.

Please do not attend if you are feeling unwell or have any COVID symptoms. Mobile phones to be switched to silent.

Karen Kuderovitch, Town Clerk & RFO

24/23.	RECORDING OF MEETING Chairman to request anyone present to identify their intention to record the meeting.
24/24.	DECLARATIONS OF INTEREST All Members are to be reminded that they must disclose any disclosable pecuniary interests, registerable interests and any non-registerable interests 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.
24/25.	APOLOGIES FOR ABSENCE 🖱️ Clerk to report and Councillors to vote on the absence and the reasons given.
24/26.	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.
24/27.	MINUTES 🖱️ Members to review and approve the minutes of 7 th March, 11 th April & 16 th May 2024
24/28.	<u>PLANNING APPLICATIONS</u> (a) <u>240961</u> Side extension and raising of roof and front balcony. Tinkerbell Cottage, 79 Fairhaven Avenue, West Mersea – Plan link 240961

(b) 241005

Application for variation of condition 2 following grant of planning permission 232405.
124 Coast Road, West Mersea – [Plan link 241005](#)

(c) 241050

Proposed extension of existing rear first floor balcony.
Dunoon, 3 Cross Way, West Mersea – [Plan link 241050](#)

(d) 241063

Application for removal or variation of a condition 2 following grant of planning permission 211220.
Bower Hall Farm, Bower Hall Lane, West Mersea – [Plan link 241063](#)

(e) 241081

Part demolition of ground floor and integral garage and proposed rear and side extension.
Pantiles, 31 Victory Road, West Mersea – [Plan link 241081](#)

(f) 241095

Erection of 4no. two storey three bed houses with private gardens and ten new parking spaces on City Road, West Mersea. Including the demolition of existing dilapidated commercial buildings on the site in order to replace them with a new improved commercial facility by way of a single storey extension to the rear of an existing commercial building used to make, repair and sell boat sails. Gowen Ltd, 130 Coast Road, West Mersea – [Plan link 241095](#)

PLANNING DECISIONS

Applications passed

(a) 240386

Proposed outbuilding.
Rose Cottage, 126 Coast Road, West Mersea - [Decision link 240386](#)

(b) 240711

Removal of existing conservatory and replace with single storey extension with dual pitch roof.
2 Langwood, West Mersea - [Decision link 240711](#)

(c) 240817

Loft conversion to provide new bedroom and living space at first floor level. Scale and extent of proposal similar to neighbouring and adjacent properties.
23 Estuary Park Road, West Mersea - [Decision link 240817](#)
WMTC recommendation: This Council strongly objects to the proposal. Please refer to West Mersea Town Council's Neighbourhood Plan, WM7 loss of bungalows.

Application refused

(a) 240628

Proposed siting of 24 static holiday caravans in lieu of touring caravans and tents.
West Mersea Holiday Park, Seaview Avenue, West Mersea - [Decision link 240628](#)



West Mersea
Town Council

	<p><u>Appeal lodged</u></p> <p>(a) <u>240053 & APP/A1530/W/24/3341828</u></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 French doors; FYI floor kitchen and diner extension which does not require planning approval as it is within the permitted size for a house nature.</p> <p>6 Gunfleet Close, West Mersea – Plan link 240053 & Appeal link 3341828</p> <p>WMTC recommendation: It was resolved that consent be granted in respect of this application.</p> <p>CCC decision: Approved 22/03/2024</p>
24/29.	<p>COUNCILLORS REPORTS</p> <p>Councillors to be offered the opportunity to share any further planning related information.</p>