



PLANNING & HIGHWAYS COMMITTEE MEETING

**Meeting to be held on Monday 28th July 2025 at 10am in the Council Chamber,
10 Melrose Road, West Mersea, Colchester CO5 8JD**

23rd July 2025

Councillors are summoned to attend the above meeting to deal with the following business.

Kirsty Wadsworth
Town Clerk

Members of the public and press are warmly welcomed to attend.
Mobile phones to be switched to silent.

A G E N D A

- 25/48 To receive apologies for absence and a vote of acceptance to be taken
- 25/49 To record declarations of interests
Members are invited to declare any relevant interests. Notwithstanding this item, Members may subsequently declare an interest at any point during the meeting
- 25/50 Public session (15 minutes, 3 minutes per speaker)
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.
- 25/51 To confirm minutes of the Planning & Highways Committee meeting of 8th July 2025
- 25/52 To consider Planning Applications received
- (a) 251358
Proposed ground and first floor extension and internal alteration.
9 Victoria Esplanade, West Mersea – [Plan link 251358](#)
- (b) 251383
Change of window sizes and materials including roof tiles, solar PV, replacement windows, soffits and cladding.
Telpyns, 5 Meadow Lane, West Mersea – [Plan link 251383](#)
- (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 – [Plan link 251402](#)

- (d) 251439
Conversion of existing two-storey boat shed into annex.
Unit 1, Kona, 9 Kingsland Close, West Mersea – [Plan link 251439](#)
- (e) 251460
Extension and alterations to the existing dwelling.
13 Firs Chase, West Mersea – [Plan link 251460](#)
- (f) 241367
Proposed construction of 2no. detached bungalows.
10 Yorick Road, West Mersea – [Plan link 241367](#)

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 – [Decision link 250868](#)
- (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 – [Decision link 251035](#)
- (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 – [Decision link 250753](#)
- (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 – [Decision link 250704](#)
- (e) 250890
Demolition of existing chalet bungalow and construction of new replacement bungalow dwelling.
9 Firs Chase, West Mersea – [Plan link 250890](#)