



## PLANNING & HIGHWAYS COMMITTEE MEETING

**Meeting to be held on 29 June 2026 at 10am in the Council Chamber,  
10 Melrose Road, West Mersea, Colchester CO5 8JD**

25th June 2026

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**

- 26/37 To receive apologies for absence and a vote of acceptance to be taken
- 26/38 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
- 26/39 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.
- 26/40 To review and agree the Planning & Highways Committee Terms of Reference
- 26/41 To confirm minutes of the Planning & Highways Committee meeting of 26th May 2026
- 26/42 To consider and agree that further comment be submitted in response to:  
260566 Outline application for demolition of existing dwelling and erection of 52 new dwellings.  
Land at, 102 East Road, West Mersea – [Plan link 260566](#)
- 26/43 To consider Planning Applications received
- (a) [260965](#)  
Change of use of existing annexe to rental and short term let, includes off road parking and dedicated access.  
Annexe, 15 Mersea Avenue, West Mersea – [Plan link 260965](#)
- (b) [260465](#)  
Dropped kerb to the front and convert front garden into a parking space/drive for vehicles.  
19 Barfield Road, West Mersea – [Plan link 260465](#)

- (c) [261112](#)  
Single storey annex adjacent to main dwelling. 44 Melrose Road, West Mersea – [Plan link 261112](#)
- (d) [261128](#)  
Retrospective application for change of use from commercial to residential ground floor flat. Erection of carport to the rear of property to provide parking, storage and utility space for the proposed and existing properties. Digby House, 4 Barfield Road, West Mersea – [Plan link 261128](#)
- (e) [260958](#)  
Change of use from a stand-alone residential unit to an ancillary accommodation to no. 15 Firs Chase. 9 Firs Chase, West Mersea - [Plan link 260958](#)
- (f) [260919](#)  
Application for a lawful development certificate for proposed moveable structure at The Dukes Seafood. Moveable shipping container located on site to provide indoor covered seating. The Dukes Seafood, Coast Road, West Mersea - [Plan link 260919](#)

26/44 To receive notification of Planning Decisions

#### Applications passed

- (a) [260255](#)  
Replacement of a commercial building formed of Units 1 and 2 and intensification of the existing Class B2 and B8 uses through the proposed subdivision of the replacement building into five commercial units, along with associated demolition and landscaping works. Haycocks Yard, Haycocks Lane, West Mersea - [Decision link 260255](#)
- (b) [260649](#)  
Proposed single storey side extension linking to existing single storey rear extension. 42 Firs Chase, West Mersea - [Decision link 260649](#)
- (c) [240313](#)  
Full planning application for the erection of 18 dwellings with associated parking, detailed landscaping, sustainable urban drainage system (SUDs) and use of existing vehicular access from East Road via Brierley Paddocks. Brierley Paddocks, West Mersea - [Decision link 240313](#)

#### Appeal

- (a) [230920](#)  
Proposed rear and front extension, re-roof and loft conversion granted by the Council on 15/06/23. 5 Fairhaven Avenue, West Mersea.  
Appeals link: [Appeals at CO58EZ - Comment on a planning appeal - GOV.UK](#)  
Appeal pending link: [Appeal pending link 252151](#)  
Plan link: [Plan 230920](#)

#### Appeal dismissed

- (a) [251209](#)  
Change of Use of Restaurant Premises (Class E(b)) to Dwelling house. The Old Oyster Shed, Coast Road, West Mersea - [Appeal determined link 251209](#)