



PLANNING & HIGHWAYS COMMITTEE MEETING

**Meeting to be held on Monday 2nd June 2025 at 10am in the Council Chamber,
10 Melrose Road, West Mersea, Colchester CO5 8JD**

27th May 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

25/35 To receive apologies for absence and a vote of acceptance to be taken

25/36 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

25/37 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.

25/38 To confirm minutes of the Planning & Highways Committee meeting of 6th May 2025

25/39 To review and agree the following minor amendment to the Planning & Highways Committee Terms of Reference Point 2 under Membership – Remove the words “and consist of all Town Councillors”

25/40 To consider Planning Applications received

(a) 250865

Proposed single storey rear extension, demolition of existing conservatory and addition of glazed porch to front elevation.

2A Firs Road, West Mersea – [Plan link 250865](#)

(b) 250868

Proposed alteration to existing stairwell to front elevation to allow safe access to existing second floor.

24 Yorick Road, West Mersea – [Plan link 250868](#)

- (c) 250918
Two storey side extension to provide additional bedrooms at first floor level.
35 Mersea Avenue, West Mersea – [Plan link 250918](#)
- (d) 250834
Demolition of existing bungalow and erection of custom/self-build 3 (/4) bed family home and associated garage and landscaping.
7 Willoughby Avenue, West Mersea – [Plan link 250834](#)
- (e) 250890
Demolition of existing chalet bungalow and construction of new replacement bungalow dwelling.
9 Firs Chase, West Mersea – [Plan link 250890](#)
- (f) 250704
Conversion of a double garage/workshop into an Airbnb 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 Peter's Road, West Mersea - [Plan link 250704](#)
- (g) 251035
Demolition of detached single garage with the construction of a new detached double garage to the side.
Jasmine, 23 Victory Road, West Mersea – [Plan link 251035](#)

25/41 To receive notification of Planning Decisions

Application passed

- (a) 250477
Proposed outbuilding for use as storage and home fitness space.
35 Firs Chase, West Mersea - [Decision link 250477](#)
- (b) 250630
Single storey rear extension with replacement porch to the front elevation. Replacement garage with pitched roof, and external material changes.
50 Victory Road, West Mersea - [Decision link 250630](#)
- (c) 250744
Change of use of ground floor commercial unit from a shop (use class E) to a Laundrette and Wet Cleaners (Sui Generis).
45 High Street, West Mersea - [Decision link 250744](#)
- (d) 250755
Application for variation of condition 2 (drawings) to allow minor alteration to dormer height, window size facing road and overall depth of extension reduced following grant of planning permission 242535.
8 Beach Road, West Mersea - [Decision link 250755](#)

Application refused

(a) 250489

Erection of side extension to existing first floor flat and creating roof level terrace area.
122 Coast Road, West Mersea - [Decision link 250489](#)

(b) 250722

Application for variation of condition 4 and 5 following grant of planning permission 242535.
8 Beach Road, West Mersea - [Decision link 250722](#)

(c) 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 - [Decision link 250484](#)

(d) 250645

Application for variation of condition 2 following grant of planning application 231023.
110 Coast Road, West Mersea - [Decision link 250645](#)