



## PLANNING & HIGHWAYS COMMITTEE MEETING

**Meeting to be held on Monday 2nd March 2026 at 10am in the Council Chamber,  
10 Melrose Road, West Mersea, Colchester CO5 8JD**

25th February 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**

- 26/13 To receive apologies for absence and a vote of acceptance to be taken
- 26/14 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
- 26/15 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.
- 26/16 To confirm minutes of the Planning & Highways Committee meeting of 2nd February 2026
- 26/17 To consider Planning Applications received
- (a) 260120  
Retrospective change of use of an existing swimming pool building into a detached bungalow with associated parking and private amenity areas. Building works complete, self-build/conversion.  
41 The Lane, West Mersea – [Plan link 260120](#)
- (b) 260145  
Proposed single storey rear extension, first floor rear dormer, new front porch, internal reconfigurations.  
44 Melrose Road, West Mersea – [Plan link 260145](#)
- (c) 260184  
Demolition of existing single storey rear extension, replacement single storey rear extension and side garage with proposed 1.5 storey addition and dormers.  
47 Empress Avenue, West Mersea – [Plan link 260184](#)

- (d) [260206](#)  
Extension and alterations to the existing dwelling.  
13 Firs Chase, West Mersea – [Plan link 260206](#)
- (e) [260226](#)  
Erection of Orangery in lieu of conservatory.  
9 Willoughby Avenue, West Mersea – [Plan link 260226](#)
- (f) [260243](#)  
Demolition of existing 2 storey detached dwelling. Erection of new 2 storey (with rooms in the roof) detached replacement dwelling.  
75 Empress Avenue, West Mersea – [Plan link 260243](#)
- (g) [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 – [Plan link 260255](#)
- (h) [260261](#)  
Application to vary condition 2 following grant of application 251439.  
Kona, 9 Kingsland Close, West Mersea – [Plan link 260261](#)
- (i) [260273](#)  
Application for removal or variation of a Condition 2 following grant of planning permission of 251035 (reduction to the footprint of the proposed garage, change the external wall materials and make a minor amendment to the roof form).  
Jasmine, 23 Victory Road, West Mersea – [Plan link 260273](#)
- (j) [260198](#)  
Demolition of existing conservatory and replaced with new single storey rear extension and proposed rear dormer to existing 2nd floor bedroom.  
20 High Street North, West Mersea – [Plan link 260198](#)
- (k) [260279](#)  
Application for variation of a Condition 2 following grant of planning permission of 250630.  
50 Victory Road, West Mersea – [Plan link 260279](#)

26/18 To receive notification of Planning Decisions

#### Applications passed

- (a) [252595](#)  
Demolition of existing pitched roof to rear and proposed flat roof single storey rear extension.  
27 High Street North, West Mersea - [Decision link 252595](#)
- (b) [252546](#)  
Two storey rear extension and front porch to existing family dwelling.  
47 Seaview Avenue, West Mersea - [Decision link 252546](#)
- (c) [252430](#)  
Alterations and extensions to include conversion of garage to sitting room and first floor extension to include ensuite and bedroom.  
64 Oakwood Avenue, West Mersea - [Decision link 252430](#)

- (d) 252602  
Application to vary condition 2 (drawings) of planning permission 230954.  
51 East Road, West Mersea - [Decision link 252602](#)
- (e) 252687  
Proposed single storey rear extensions and front porch.  
19 Upland Road, West Mersea - [Decision link 252687](#)
- (f) 252684  
Demolish existing rear conservatory and front porch. Erect single storey rear extension with roof lantern, oak framed front porch, garage conversion, internal alterations and external fenestration changes.  
39 Yorick Road, West Mersea - [Decision link 252684](#)
- (g) 252681  
Proposed 2 storey rear extension, single storey side extension and replacement of existing flat roof to front.  
75 Reymead Close, West Mersea - [Decision link 252681](#)
- (h) 252693  
Installation of a modular self-service launderette facility and associated works (retrospective).  
Spar, 1 Queens Corner, West Mersea - [Decision link 252693](#)
- (i) 252753  
Proposed extensions, alterations and outbuildings to a single existing dwelling.  
Island House, 2 East Mersea Road, West Mersea - [Decision link 252753](#)

#### Appeal lodged

- (a) 251209  
Change of use of restaurant premises (Class E(b)) to dwelling house.  
The Old Oyster Shed, Coast Road, West Mersea – [Plan link 251209](#) and [Appeal link 6004537](#)
- (b) 252444  
Two storey rear flat roof extension with perimeter parapet.  
7 East Mersea Road, West Mersea – [Plan link 252444](#) and [Appeal link 6005011](#)