



## PLANNING & HIGHWAYS COMMITTEE MEETING

**Meeting to be held on Tuesday 7th April 2026 at 10am in the Council Chamber,  
10 Melrose Road, West Mersea, Colchester CO5 8JD**

31st March 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**

- 26/19 To receive apologies for absence and a vote of acceptance to be taken
- 26/20 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
- 26/21 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.
- 26/22 To confirm minutes of the Planning & Highways Committee meeting of 2nd March 2026
- 26/23 To consider Planning Applications received
- (a) 260362  
Formerly utilised for storage and previously occupied by a small single storey dwelling. The proposal comprises infill development for the erection of a 3-bedroom dwelling house and associated parking and private amenity space. 11 Kingsland Beach, West Mersea – [Plan link 260362](#)
- (b) 260404  
Removal of roof to existing bungalow with the construction of a first floor level with room with the roof void above. Demolition of existing conservatory to the rear, and front extension with porch.  
2 New Captains Road, West Mersea – [Plan link 260404](#)
- (c) 260406  
Proposed single storey rear extension. Pippins, 10 Alexandra Avenue, West Mersea – [Plan link 260406](#)

- (d) [260410](#)  
Proposed porch/shower room extension and alterations. 2 Cypress Mews, West Mersea – [Plan link 260410](#)
- (e) [260434](#)  
Retrospective application for installation of 1.8m fence adjacent highways on householder boundary. 21 Shears Crescent, West Mersea – [Plan link 260434](#)
- (f) [260508](#)  
Application to modify a Section 106 planning obligation. Town and Country Planning Act 1990: Section 106 A Town and Country Planning (modification and discharge of planning obligations) Regulations 1992 (as amended) 200351 – vary the affordable housing provisions at Schedule 1 of the Section 106 Agreement to provide for “First Homes”. Land at, Dawes Lane, West Mersea – [Plan link 260508](#)

26/24 To receive notification of Planning Decisions

#### Applications passed

- (a) [260018](#)  
Totem sign to replace existing totem sign. Fiveways Superstore, 43 Barfield Road, West Mersea - [Decision link 260018](#)
- (b) [260020](#)  
Elevational changes comprising over cladding of two storey section of building, relocation of existing ATM and external advertisements. Fiveways Superstore, 43 Barfield Road, West Mersea - [Decision link 260020](#)
- (c) [260049](#)  
Proposed demolition of existing house and replacement dwelling built as approved application 251383. Telpyns, 5 Meadow Lane, West Mersea - [Decision link 260049](#)
- (d) [260057](#)  
Demolition of rear extensions and covered area with the erection of a new single storey rear extension. Removal of bay window to front elevation and new open porch. 46 Victory Road, West Mersea - [Decision link 260057](#)
- (e) [260061](#)  
First floor front extension over porch. 22 Reymead Close, West Mersea - [Decision link 260061](#)
- (f) [260145](#)  
Proposed single storey rear extension, first floor rear dormer, new front porch, internal reconfigurations. 44 Melrose Road, West Mersea - [Decision link 260145](#)
- (g) [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 - [Decision link 260184](#)
- (h) [260206](#)  
Extension and alterations to the existing dwelling. 13 Firs Chase, West Mersea – [Plan link 260206](#)

#### Applications refused

- (a) [252151](#)  
The removal of the installed Cabrio windows x2 on the rear elevation and installation of 2x 940x2520mm fixed and sloped Velux windows with the bottom panel to have a frosted or opaque vinyl applied. 5 Fairhaven Avenue, West Mersea - [Decision link 252151](#)

(b) 260261

Application to vary condition 2 following grant of application 251439.  
Kona, Kingland Close, West Mersea - [Decision link 260261](#)

#### Appeal decisions

(a) 231385

Application for a Lawful Development Certificate for a proposed change of use to hold a food and drink festival. Victory Moorings, Coast Road, West Mersea - [Appeal decision link 231385](#)

(b) 251813

Erection of side extension to existing first floor flat and creating roof level terrace area.  
122 Coast Road, West Mersea - [Appeal decision link 251813](#)