



## PLANNING & HIGHWAYS COMMITTEE MEETING

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

2nd 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**

- 25/42 To receive apologies for absence and a vote of acceptance to be taken
- 25/43 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
- 25/44 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.
- 25/45 To confirm minutes of the Planning & Highways Committee meeting of 2nd June 2025
- 25/46 To consider Planning Applications received
- (a) 251154  
Demolition of existing single storey side extension replaced with proposed two storey side extension.  
23 Firs Road, West Mersea – [Plan link 251154](#)
- (b) 251246  
Proposed single storey rear extension.  
4 Churchfields, West Mersea – [Plan link 251246](#)
- (c) 251173  
Demolition of existing conservatory. Part single, part two storey rear extension. First floor extension over existing garage. Garage conversion to provide habitable accommodation.  
75 Empress Avenue, West Mersea – [Plan link 251173](#)

- (d) 251209  
Change of use of restaurant premises (Class E(b)) to dwelling house.  
The Old Oyster Shed, Coast Road, West Mersea – [Plan link 251209](#)
- (e) 252604  
Proposed detached dwelling on land adjacent to no. 1 Firs Road.  
Land adjacent, 1 Firs Road, West Mersea – [Plan link 252604](#)
- (f) 250868  
Proposed hip to gable extension and alteration to the two-storey element on the front extension (revised description).  
24 Yorick Road, West Mersea – [Plan link 250868](#)
- (g) 251237  
Application for removal or variation of conditions 3 & 10 following grant of planning permission (071321).  
Curlew Cottage, 17 The Lane, West Mersea - [Plan link 251237](#)
- (h) 251349  
Proposed two storey and single rear extension. Repositioning of entrance door.  
4 Garden Farm, West Mersea – [Plan link 251349](#)

25/47 To receive notification of Planning Decisions

#### Applications passed

- (a) 250658  
Demolition of existing double garage and construction of new replacement garage and wall.  
15 Firs Chase, West Mersea - [Decision link 250658](#)
- (b) 250865  
Proposed single storey rear extension, demolition of existing conservatory and addition of glazed porch to front elevation. 2A Firs Road, West Mersea - [Decision link 250865](#)
- (c) 250401  
Notification for prior approval for a proposed single storey rear extension extending 6m beyond the rear wall of the original dwelling, with a maximum height of 2.93m, and eaves height of 2.40m.  
60 Firs Chase, West Mersea - [Decision link 250401](#)

#### Application refused

- (a) 250918  
Two storey side extension to provide additional bedrooms at first  
35 Mersea Avenue, West Mersea - [Decision link 250918](#)

#### Appeal decision

- (a) 240713  
Replace 4 softwood box sash windows, 10 softwood casement windows and a softwood side door with the highest efficiency products currently available to match the existing and retain the heritage features of the building. The proposal will benefit the listed property by maximising energy efficiency and security and future proof the ongoing maintenance required by a heritage building.  
102 Coast Road, West Mersea - [Decision link 240713](#)