

WEST MERSEA TOWN COUNCIL

MINUTES OF THE PLANNING & HIGHWAYS COMMITTEE MEETING

HELD ON MONDAY 24 AUGUST 2026 AT 10AM

In attendance:

Cllr Nigel Hinderwell (Chairman)	Cllr David Baker	Cllr Sophie Weaver
Cllr Teresa Webster	Kirsty Wadsworth (Town Clerk)	

26/45 Apologies for absence

Apologies received and accepted from Cllr Boylan.

26/46 DECLARATIONS OF INTEREST

Cllr Webster declared an interest in planning application **261282** and confirmed that she would take no part in the discussion.

26/47 PUBLIC PARTICIPATION

A period of up to 15 minutes (maximum of 3 minutes per person) for members of the public to ask questions or submit comments about items on the agenda.

No members of the public in attendance.

26/48 To confirm minutes of the Planning & Highways Committee meeting of 29th June 2026

It was resolved unanimously to accept the minutes of 29th June 2026 with the agreed minor amendments. Extraordinary to be removed from the heading. All in favour.

26/49 To consider Planning Applications received

PLANNING APPLICATIONS

(a) **261384**

Erection of 2 storey dwelling in garden space to side of 27 Dawes Lane (self-build).
27 Dawes Lane, West Mersea.

WMTC comments: Object on the grounds of over-development of the site.

Proposed: Cllr Akker, Seconded: Cllr Weaver. All in favour.

(b) **261405**

Retrospective application to seek retention of boundary enclosure. 102 East Road, West Mersea.

WMTC comments: Object on the basis that the height of the fencing is not appropriate for agricultural land.

Proposed: Cllr Akker, Seconded: Cllr Webster. All in favour.

(c) **261437**

Alterations to existing extension. 20 Upland Road, West Mersea.

WMTC comments: No objections

Proposed: Cllr Hinderwell, Seconded: Cllr Weaver. All in favour.

(d) 261459

Proposed single storey rear extension infill, loft conversion and change of external materials.
6 Firs Hamlet, West Mersea.

WMTC comments: No objection provided the proposal complies with Policy DM15, particularly in ensuring that there is no overlooking of neighbouring properties.

Proposed: Cllr Hinderwell, Seconded: Cllr Akker. All in favour.

(e) 261433

Demolition of an existing disused storage unit and erection of proposed one bedroom dwelling.
Land north of, 4 Churchfields, West Mersea.

WMTC comments: Object on the grounds of over-development of the site, lack of off-road parking and not in keeping with the street scene.

Proposed: Cllr Akker, Seconded: Cllr Webster. All in favour.

(f) 261505

Proposed single-storey rear and side flat roof extension, including alterations to the external materials and associated external alterations to the existing dwelling at 24 Suffolk Avenue.
24 Suffolk Avenue, West Mersea.

WMTC comments: No objection.

Proposed: Cllr Webster, Seconded: Cllr Akker. All in favour.

(g) 261333

Proposed replacement roof finishes, new cat slide roof, new external wall finishes, replacement conservatory, new entrance canopy, replacement windows and doors and new rooflights.
The Phaeton House, 8a High Street, West Mersea.

WMTC comments: No objection. WMTC are aware that the property could have historical local interest and would request that this is taken into account with any planning decision.

Proposed: Cllr Hindewell, Seconded: Cllr Akker. All in favour.

Cllr Webster left the meeting at 10.47am.

(h) 261282

Proposed chalet style extension to existing bungalow with single storey rear extension and veranda. 14 Yorick Road, West Mersea.

WMTC comments: No objection.

Proposed: Cllr Akker, Seconded: Cllr Weaver. All in favour.

Cllr Webster returned to the meeting at 10.52am.

26/50 To consider an application for Certificate of Lawful Use

(a) 261342

Application for lawful development (existing) – to regularise the use of land to the rear of 102 East Road as amenity land providing recreational benefits. 102 East Road, West Mersea.

WMTC comments: No comment.

Proposed: Cllr Hinderwell, Seconded: Cllr Webster. All in favour.

PLANNING DECISIONS

Application passed

(a) 260810

Proposed rear extension. 5 The Coverts, West Mersea.

(b) 260728

Proposed garage conversion to annex including single storey rear extension to existing garage.
96 East Road, West Mersea.

(c) 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.

(d) 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 with associated parking and private amenity space. 11 Kingsland Beach, West Mersea.

Application refused

(a) 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.

Note from WMTC: - West Mersea Town Council seeks clarification on whether it can request that planning authorities ensure neighbouring properties are formally notified of planning applications, as this does not appear to be happening consistently.

Meeting closed at 11.10 am.

