

WEST MERSEA TOWN COUNCIL

MINUTES OF THE EXTRAORDINARY PLANNING & HIGHWAYS COMMITTEE MEETING

HELD ON MONDAY 29 JUNE 2026 AT 10AM

In attendance:

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

26/37 Apologies for absence

Apologies received and accepted from Cllr Akker.

26/38 DECLARATIONS OF INTEREST

No declarations of interest received.

26/39 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.

26/40 To review and agree the Planning & Highways Committee Terms of Reference

It was resolved unanimously to agree the Planning & Highways Committee Terms of Reference with the minor amendment – Key Tasks 6 remove the words - in writing.

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

26/41 To confirm minutes of the Planning & Highways Committee meeting of 26th May 2026

It was resolved unanimously to accept the minutes of 26th May 2026.

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

26/42 To consider and agree that further comment be submitted in response to:

260566 Outline application for demolition of existing dwelling and erection of 52 new dwellings.
Land at, 102 East Road, West Mersea.

WMTC comments: Further comments are to be submitted.

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

26/43 To consider Planning Applications received

PLANNING APPLICATIONS

(a) 260965

Change of use of existing annexe to rental and short term let, includes off road parking and dedicated access. Annexe, 15 Mersea Avenue, West Mersea.

WMTC comments: Object.

Insufficient off road parking space for main residence and holiday let accommodation and this will have an impact on neighbouring properties.

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

(b) 260465

Dropped kerb to the front and convert front garden into a parking space/drive for vehicles.
19 Barfield Road, West Mersea.

WMTC comments: No objection.

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

(c) 261112

Single storey annex adjacent to main dwelling. 44 Melrose Road, West Mersea.

WMTC comments: No objection.

Request that if permission is granted that should permission conditions to limit use to that ancillary to the main dwelling and prohibit business use.

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

(d) 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.

WMTC comments: Object.

The building is located within an area designated for "Town Centre uses" under Local Plan Policy SG6. It is not demonstrated that the change of use complies with the criteria of Policy SG6.

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

(e) 260958

Change of use from a stand-alone residential unit to an ancillary accommodation to no. 15 Firs Chase. 9 Firs Chase, West Mersea.

WMTC comments: Object.

9 Firs Chase was recently granted planning consent under application 252016. Condition 5 attached to that consent stated. The residential unit in the development hereby permitted shall be constructed as a self-build dwelling within the definition of self-build and custom build housing in the 2015 Act:

- (i) The first occupation of each unit in the development hereby permitted shall be by a person or persons who had primary input into the design and layout of the unit who intends to live in the unit at least 3 years.
- (ii) The Council shall be notified of the persons who intend to take up first occupation of each unit in the development hereby permitted at least two months prior to first occupation.
Reason: This is the basis on which the application was considered and is necessary in order to secure this specialist housing to meet demand demonstrated by the Council's Register, in accordance with Policy DM10 of the Adopted Colchester Section 2 Local Plan 2017-2033.

The granting of the application, for change of use from stand alone to ancillary use of 15 Firs Chase, would be contrary to the basis on which application 252016 was granted.

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

(f) 260919

Application for a lawful development certificate for proposed moveable structure at The Dukes Seafood. Moveable shipping container located on site to provide indoor covered seating.

The Dukes Seafood, Coast Road, West Mersea - Plan link 260919

WMTC comments: Object.

This Council does not agree that the proposed double container, fitted with wheels, complies with the definition of a movable structure as intended by Class G Permitted Development.

The application site is within the Coast Road Conservation Area. Policy SS12b applies. The Coast Road Conservation area is Heritage Asset therefore policy WM24 of the West Mersea Neighbourhood Plan is relevant.

WM24 Heritage Assets, requires proposals preserve or enhance the significance of the heritage assets, their setting and the wider built environment, including the character and appearance of the Coast Road conservation area. A Heritage Statement is also required. No statement has been provided nor has an explanation of how this proposal preserves or enhances the significance of the Heritage Asset.

Parking is a concern, as no additional off-road spaces are proposed and the two shown on the Block Plan are likely unusable due to the structure's placement. Conditions 7 and 8 of Application 212723 remain unmet, so parking is not permitted on site.

For the reasons above this Council requests this Lawful Development Certificate application is denied.

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

26/44 To receive notification of Planning Decisions

PLANNING DECISIONS

Application passed

(a) 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.

(b) 260649

Proposed single storey side extension linking to existing single storey rear extension.

42 Firs Chase, West Mersea.

(c) 240313

Full planning application for the erection of 18 dwellings with associated parking, detailed landscaping, sustainable urban drainage system (SUDs) and use of existing vehicular access from East Road via Brierley Paddocks. Brierley Paddocks, West Mersea

Appeal

(a) 230920

Proposed rear and front extension, re-roof and loft conversion granted by the Council on 15/06/23. 5 Fairhaven Avenue, West Mersea.

Appeal dismissed

(a) 251209

Change of Use of Restaurant Premises (Class E(b)) to Dwelling house.

The Old Oyster Shed, Coast Road, West Mersea.

Meeting closed at 11.20am.