

WEST MERSEA TOWN COUNCIL

MINUTES OF THE PLANNING & HIGHWAYS COMMITTEE MEETING

HELD ON MONDAY 2 MARCH 2026 AT 10AM

In attendance:

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

26/13 Apologies for absence

No apologies for absence received.

26/14 DECLARATIONS OF INTEREST

No declarations of interest received.

26/15 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.

26/16 To confirm minutes of the Planning & Highways Committee meeting of 2nd February 2026

It was resolved unanimously to accept the minutes of 2nd February 2026.

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

26/17 To consider Planning Applications received

PLANNING APPLICATIONS

(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.

WMTC comments: No comment.

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

(b) 260145

Proposed single storey rear extension, first floor rear dormer, new front porch, internal reconfigurations. 44 Melrose Road, West Mersea.

WMTC comments: No objection.

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

(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.

WMTC comments: Object on the grounds of overdevelopment of the site and it will have an adverse impact on the street scene.

Proposed: Cllr Akker, Seconded: Cllr Webster. Cllr Hinderwell against.

- (d) 260206
Extension and alterations to the existing dwelling. 13 Firs Chase, West Mersea.

WMTC comments: No objection.
Proposed: Cllr Webster, Seconded: Cllr Hinderwell. All in favour.
- (e) 260226
Erection of Orangery in lieu of conservatory. 9 Willoughby Avenue, West Mersea.

WMTC comments: No objection.
Proposed: Cllr Hinderwell, Seconded: Cllr Akker. All in favour.
- (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.

WMTC comments: Object on the grounds of overdevelopment of the site and it will have an adverse impact on the street scene.
Proposed: Cllr Akker, Seconded: Cllr Webster. All in favour.
- (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.

WMTC comments: No objection
Proposed: Cllr Hinderwell, Seconded: Cllr Weaver. All in favour.
- (h) 260261
Application to vary condition 2 following grant of application 251439. Kona, 9 Kingsland Close, West Mersea.

WMTC comments: No objection
Proposed: Cllr Hinderwell, Seconded: Cllr Akker. All in favour.
- (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.

WMTC comments: No objection.
Proposed: Cllr Webster, Seconded: Cllr Akker. All in favour.
- (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.

WMTC comments: No objection.
Proposed: Cllr Hinderwell, Seconded: Cllr Webster. All in favour.
- (k) 260279
Application for variation of a Condition 2 following grant of planning permission of 250630. 50 Victory Road, West Mersea.

WMTC comments: No objection.
Proposed: Cllr Webster, Seconded: Cllr Weaver. All in favour.

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.
- (b) 252546
Two storey rear extension and front porch to existing family dwelling.
47 Seaview Avenue, West Mersea.
- (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.
- (d) 252602
Application to vary condition 2 (drawings) of planning permission 230954.
51 East Road, West Mersea.
- (e) 252687
Proposed single storey rear extensions and front porch. 19 Upland Road, West Mersea.
- (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.
- (g) 252681
Proposed 2 storey rear extension, single storey side extension and replacement of existing flat roof to front. 75 Reynead Close, West Mersea.
- (h) 252693
Installation of a modular self-service launderette facility and associated works (retrospective).
Spar, 1 Queens Corner, West Mersea.
- (i) 252753
Proposed extensions, alterations and outbuildings to a single existing dwelling.
Island House, 2 East Mersea Road, West Mersea.

Appeals lodged

- (a) 251209
Change of use of restaurant premises (Class E(b)) to dwelling house.
The Old Oyster Shed, Coast Road, West Mersea.
- (b) 252444 & 252445 (Listed Building)
Two storey rear flat roof extension with perimeter parapet. 7 East Mersea Road, West Mersea.