

WEST MERSEA TOWN COUNCIL

MINUTES OF THE PLANNING & HIGHWAYS COMMITTEE MEETING

HELD ON TUESDAY 30 SEPTEMBER 2025 AT 10AM

In attendance:

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

25/60 Apologies for absence

No apologies for absence received.

25/61 DECLARATIONS OF INTEREST

Cllr Akker noted that he would not participate with application 251902 – Seaview Avenue.

25/62 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 public present.

25/63 To confirm minutes of the Planning & Highways Committee meeting of 26th August 2025

It was resolved unanimously to accept the minutes of 26th August 2025.

All in favour.

25/64 To consider Planning Applications received

PLANNING APPLICATIONS

(a) 251770

Proposed single storey side extension and rear extension. 59 Colchester Road, West Mersea.

WMTC comments: No objection.

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

(b) 251813

Erection of side extension to existing first floor flat and creating roof level terrace area.
122 Coast Road, West Mersea.

WMTC comments: No objections in principle subject to the following. The proposed development is within the Coast Road Conservation Area. The requirements of West Mersea Neighbourhood Plan Policy WM 26 – Heritage Assets should be taken in to account with regard to enhancing the preserving character and appearance of Coast Road Conservation Area.

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

(c) 251902

Single storey rear and side extension including single garage. 64 Seaview Avenue, West Mersea.

WMTC comments: No objection.

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

(d) 251934

Conversion of garage outbuilding to serve as a utility room/office ancillary use to the host building.
25 Oakwood Avenue, West Mersea.

WMTC comments: No objection.

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

(e) 251946

Application for prior notification of agricultural or forestry development – agricultural stores building. Wellhouse Farm, 1 Colchester Road, West Mersea.

WMTC comments: The proposed site of this building is an elevated position and with a ridge height of 10.80 metres potentially will be visible for the approach to Mersea Island. It is also adjacent to Bridleway West Mersea 13 which is part of the designated circular walk provided for in Schedule 3 in the S106 agreement associated with Dawes Lane Development Outline Application 200351 and will be visible from parts of that development and some of the properties on the Wellhouse development. Because of its prominent position and the rural location with a lighting zone designation E2 if the application is allowed under permitted development, there should be appropriate condition/informative included in order to safeguard the amenity of the surrounding area to prevent effects of light pollution. Please refer to WMTC Neighbourhood Plan Policy WM28 minimising Light Pollution. Request informative to limit the hours of work during construction.

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

(f) 251849

Proposed change of use from commercial unit to residential annexe ancillary to main dwelling.
10 Mill Road, West Mersea.

WMTC comments: No objection.

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

(g) 252014

Proposed single storey rear extension. 25 Suffolk Avenue, West Mersea.

WMTC comments: No objection.

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

(h) 252015

Proposed alterations to roofs and creation of new rear dormer window.
15 Yorick Road, West Mersea.

WMTC comments: No objection.

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

(i) 252016

Demolition of existing chalet bungalow and construction of new replacement bungalow dwelling.
9 Firs Chase, West Mersea.

WMTC comments: No objection.

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

(j) 252032

Single storey side extension, retaining walls to rear and side boundary and levelling out rear garden. 25 Shears Crescent, West Mersea.

WMTC comments: No objection.

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

25/65 To consider Planning Consultation proposal received

- (a) Proposed base station upgrade at West Mersea Business Centre, Unit 6 Rushmere Close, West Mersea.

WMTC comments: No comment.

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

25/66 To receive notification of Planning Decisions

PLANNING DECISIONS

Applications passed

(a) 251349

Proposed two storey and single rear extension. Repositioning of entrance door.
4 Garden Farm, West Mersea.

(b) 251402

Demolition of extension to replace with new and a flat roof to pitched on the front of the property.
69 East Road, West Mersea.

(c) 250834

Demolition of existing bungalow and erection of custom/self-build 3(/4) bed family home and associated garage and landscaping. 7 Willoughby Avenue, West Mersea.

Application refused

(a) 251358

Proposed ground and first floor extension and internal alteration.
9 Victoria Esplanade, West Mersea.

(b) 251460

Extension and alterations to the existing dwelling. 13 Firs Chase, West Mersea.

Appeal notice

(a) 098955

The Oyster Layings, Coast Road, West Mersea. No. 3371672

Meeting suspended at 10.45am.

Meeting restarted at 10.50am.

Meeting closed at 10.50am.