

WEST MERSEA TOWN COUNCIL

MINUTES OF THE PLANNING & HIGHWAYS COMMITTEE MEETING

HELD ON TUESDAY 7 APRIL 2026 AT 10AM

In attendance:

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

26/19 Apologies for absence

No apologies for absence received.

26/20 DECLARATIONS OF INTEREST

No declarations of interest received.

26/21 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.

MOP1 - Raised planning application 260404 and provided background details to support the application.

26/22 To confirm minutes of the Planning & Highways Committee meeting of 2nd March 2026

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

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

26/23 To consider Planning Applications received

PLANNING APPLICATIONS

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

WMTC comments: No comment.

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

(b) 260404

Removal of roof to existing bungalow with the construction of a first-floor level with room with the roof void above. Demolition of existing conservatory to the rear, and front extension with porch. 2 New Captains Road, West Mersea.

10.07 – Closed session suspended for Local resident to speak.

10.10 - Closed session resumed.

WMTC comments: WMTC considers that this proposal may contravene with Neighbourhood Plan WM7 Loss of Bungalows. It has not been demonstrated that the proposal would not have a detrimental impact on the character of the vicinity.

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

(c) 260406

Proposed single storey rear extension. Pippins, 10 Alexandra Avenue, West Mersea.

WMTC comments: No objection.

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

(d) 260410

Proposed porch/shower room extension and alterations. 2 Cypress Mews, West Mersea.

WMTC comments: No objection.

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

(e) 260434

Retrospective application for installation of 1.8m fence adjacent highways on householder boundary. 21 Shears Crescent, West Mersea.

WMTC comments: No objection.

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

(f) 260508

Application to modify a Section 106 planning obligation. Town and Country Planning Act 1990: Section 106 A Town and Country Planning (modification and discharge of planning obligations) Regulations 1992 (as amended) 200351 – vary the affordable housing provisions at Schedule 1 of the Section 106 Agreement to provide for “First Homes”. Land at Dawes Lane, West Mersea.

WMTC comments: No objection to be recommended to full council for any further comments.

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

26/18 To receive notification of Planning Decisions

PLANNING DECISIONS

Applications passed

(a) 260018

Totem sign to replace existing totem sign. Fiveways Superstore, 43 Barfield Road, West Mersea.

(b) 260020

Elevation changes comprising over cladding of two storey section of building, relocation of existing ATM and external advertisements. Fiveways Superstore, 43 Barfield Road, West Mersea.

(c) 260049

Proposed demolition of existing house and replacement dwelling built as approved application 251383. Telpyns, 5 Meadow Lane, West Mersea.

(d) 260057

Demolition of rear extensions and covered area with the erection of a new single storey rear extension. Removal of bay window to front elevation and new open porch.
46 Victory Road, West Mersea.

(e) 260061

First floor front extension over porch. 22 Reymead Close, West Mersea.

- (f) 260145
Proposed single storey rear extension, first floor rear dormer, new front porch, internal reconfigurations. 44 Melrose Road, West Mersea.
- (g) 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.
- (h) 260206
Extension and alterations to the existing dwelling. 13 Firs Chase, West Mersea.

Applications refused

- (a) 252151
The removal of the installed Cabrio windows x2 on the rear elevation and installation of 2x 940x2520mm fixed and sloped Velux windows with the bottom panel to have a frosted or opaque vinyl applied. 5 Fairhaven Avenue, West Mersea.
- (b) 260261
Application to vary condition 2 following grant of application 251439.
Kona, Kingland Close, West Mersea.

Appeal decisions

- (a) 231385
Application for a Lawful Development Certificate for a proposed change of use to hold a food and drink festival. Victory Moorings, Coast Road, West Mersea.
- (b) 251813
Erection of side extension to existing first floor flat and creating roof level terrace area.
122 Coast Road, West Mersea.

Meeting closed at 10.34am.

