

**WEST MERSEA TOWN COUNCIL**

**MINUTES OF THE PLANNING & HIGHWAYS COMMITTEE MEETING**

**HELD ON MONDAY 8 DECEMBER 2025 AT 10AM**

In attendance:

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

25/79 Apologies for absence

Apologies received from Cllr John Akker and Cllr Weaver.

25/80 DECLARATIONS OF INTEREST

No declarations of interest received.

25/81 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.

25/82 To confirm minutes of the Planning & Highways Committee meeting of 17th November 2025

***It was resolved*** unanimously to accept the minutes of 17th November 2025 with the minor amendments. 252114 i. and ii. spelling correction form to from.

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

25/83 To consider Planning Applications received

**PLANNING APPLICATIONS**

(a) 252444 & 252445 (Listed building)

Two storey rear flat roof extension with perimeter parapet. 7 East Mersea Road, West Mersea.

WMTC comments: No comment.

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

(b) 252453

Single storey front extension for private use. 5 Willoughby Avenue, West Mersea.

WMTC comments: No objection.

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

(c) 252449

Proposed ground and first floor extension and internal alteration.

9 Victoria Esplanade, West Mersea.

WMTC comments: No objection.

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

(d) 252460

Demolition of existing conservatory/summer room with the construction of a single storey rear and two storey side extension. 7 Kingsmere Close, West Mersea.

WMTC comments: No objection.

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

(e) 252465

Change of use of existing annex to short term holiday let. Includes off road parking and dedicated access. Redwood, 59 Garden Farm, West Mersea.

WMTC comments: No objection provided the following conditions are attached.

- i. Limit to short stays.
- ii. Limit the number of occupants.

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

(f) 252522

Proposed construction of a single storey annex of 28m<sup>2</sup> floor area, ancillary to the primary dwelling at 56 Yorick Road, West Mersea. The annex will serve as accommodation for general activities ancillary to the main house such as bedroom, home office, and fitness studio. 56 Yorick Road, West Mersea.

WMTC comments: No objection provided a condition is attached to limit use to purposes ancillary and incidental to the existing property and not as an independent unit or for any other business.

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

(g) 252546

Two storey rear extension and front porch to existing family dwelling. 47 Seaview Avenue, West Mersea.

WMTC comments: No objection.

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

(h) 252285

Proposed boat shed and storage to rear of garden. 34 Coast Road, West Mersea.

WMTC comments: No objection.

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

(i) 252554

Proposed single storey flat roof wrap-around extension and loft conversion. 63 Seaview Avenue, West Mersea.

WMTC comments: No objection.

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

25/84 To receive notification of Planning Decisions

PLANNING DECISIONS

Applications passed

(a) 252016

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

(b) 251708

Erection of 3no. two storey dwellings and demolition of dilapidated outbuildings, retention of use of land for Mersea Rowing Club. 130 Coast Road, West Mersea.

(c) 252173

Single storey front porch and shower room extension. 51 Reymead Close, West Mersea.

(d) 252032

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

Application refused

(a) 252096

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

Appeal lodged

(a) 251813

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

Meeting closed at 10.25am.

DRAFT