

WEST MERSEA TOWN COUNCIL

MINUTES OF THE PLANNING & HIGHWAYS COMMITTEE MEETING

HELD ON TUESDAY 8 JULY 2025 AT 10AM

In attendance:

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

25/42 Apologies for absence

No apologies for absence received.

25/43 DECLARATIONS OF INTEREST

No declarations of interest received.

25/44 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 – Objected to application 251209-regarding the creation of a residential property on a former oyster shed at Coast Road and urged the Committee to support this being called in if the planning officers do not oppose it. The objections are:

- It conflicts with Colchester's City Council Core Planning Strategy and the development plan.
- The application is located within Flood Zone 3, a high-risk area with no formal flood defences.
- The environmental impact- It is in direct conflict with Policy SS12b

MOP2- Stated the following objections over planning application 251209:

- There is no room in Coast Road for additional cars as it is very narrow and crowded with pedestrians.
- This dwelling is in an SSSI area.
- The Local Plan Policy SS17b is to protect the maritime character and landscape. Doubts the residential nature of the building would enhance the wellbeing of Coast Road.
- If the application is approved there would be a rush of beach side houses.

MOP3- Agreed with some points raised on a post on Facebook:

- The property is already there; all they are doing is changing the internals.
- It does not set a precedent as it has already been built.
- There are no lost employment opportunities as currently there are no opportunities there.

25/45 To confirm minutes of the Planning & Highways Committee meeting of 2nd June 2025

It was resolved unanimously to accept the minutes of 2nd June 2025.

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

PLANNING APPLICATIONS

(a) 251154

Demolition of existing single storey side extension replaced with proposed two storey side extension. 23 Firs Road, West Mersea.

WMTC comments: No objections.

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

(b) 251246

Proposed single storey rear extension. 4 Churchfields, West Mersea.

WMTC comments: No objections.

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

(c) 251173

Demolition of existing conservatory. Part single, part two storey rear extension. First floor extension over existing garage. Garage conversion to provide habitable accommodation. 75 Empress Avenue, West Mersea.

WMTC comments: No objections.

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

(d) 251209

Change of use of restaurant premises (Class E(b)) to dwelling house. The Old Oyster Shed, Coast Road, West Mersea.

WMTC comments: Object for the following reasons:

- Contrary to Policy SS12b of Colchester's Local Plan which states proposals for all development and change of use would be expected to enhance the West Mersea conservation area and the traditional maritime character of Coast Road. No evidence has been put forward that this proposal would meet that requirement.
- Contrary to WM26
- Contravenes WM1 in so far as this proposal is outside of the settlement boundary.
- Note that this application is within a SSSI area, Marine Conservation Zone, Coastal Protection Belt and flood zone 3.
- We would support this being called in.

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

(e) 242604

Proposed detached dwelling on land adjacent to no. 1 Firs Road. Land adjacent, 1 Firs Road, West Mersea.

WMTC comments: Object to this application for the following reasons:

- Overdevelopment of this site
- Not in the spirit of Neighbourhood Plan WM7 with the loss of bungalows, given existing permission was granted under 223/114 and considering the outstanding response from the applicant from Highways.

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

(f) 250868

Proposed hip to gable extension and alteration to the two-storey element on the front extension (revised description). 24 Yorick Road, West Mersea.

WMTC comments: No comment required.

(g) 251237

Application for removal or variation of conditions 3 & 10 following grant of planning permission (071321). Curlew Cottage, 17 The Lane, West Mersea.

WMTC comments: No comment.

Proposed: Cllr Webster, Seconded: Cllr Baker. Agreed by majority.

(h) 251349

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

WMTC comments: No objections.

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

25/47 To receive notification of Planning Decisions

PLANNING DECISIONS

Applications passed

(a) 250658

Demolition of existing double garage and construction of new replacement garage and wall. 15 Firs Chase, West Mersea.

(b) 250865

Proposed single storey rear extension, demolition of existing conservatory and addition of glazed porch to front elevation. 2A Firs Road, West Mersea.

(c) 250401

Notification for prior approval for a proposed single storey rear extension extending 6m beyond the rear wall of the original dwelling, with a maximum height of 2.93m, and eaves height of 2.40m. 60 Firs Chase, West Mersea.

Application refused

(a) 250918

Two storey side extension to provide additional bedrooms at first floor level. 35 Mersea Avenue, West Mersea.

Appeal decision

(a) 240713

Replace 4 softwood box sash windows, 10 softwood casement windows and a softwood side door with the highest efficiency products currently available to match the existing and retain the heritage features of the building. The proposal will benefit the listed property by maximising energy efficiency and security and future proof the ongoing maintenance required by a heritage building. 102 Coast Road, West Mersea.

Meeting closed at 10.55am.